

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Section 3

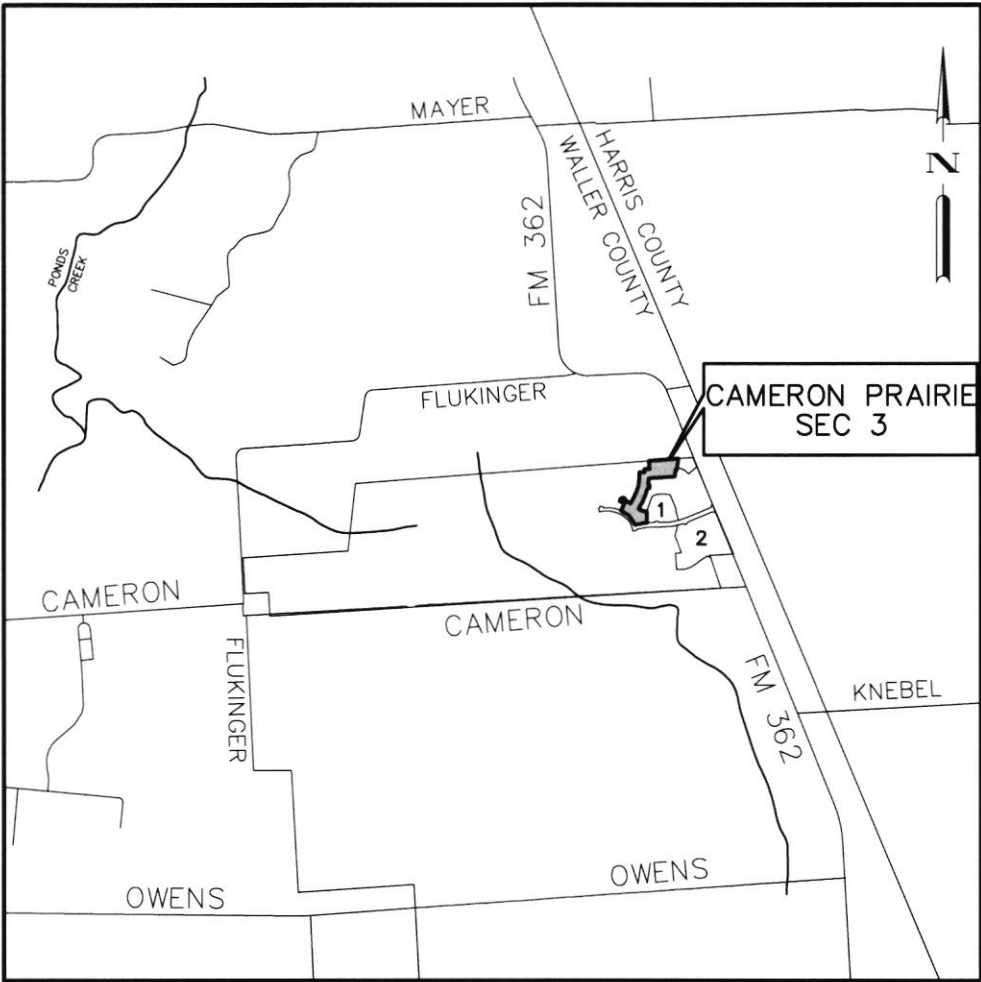
Date: June 24, 2026

Background

Final Plat of Cameron Prairie Section 3 which consists of 8.829 acres will include 42 Lots, 4 Blocks, 2 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
CAMERON
PRAIRIE SEC 3

A SUBDIVISION OF 8.829 ACRES OF LAND
LOCATED IN THE
IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93
WALLER COUNTY, TEXAS

LOTS: 42

RESERVES: 2

BLOCKS: 4

DATE: APRIL, 2026	OWNERS: MRP HNH, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3	 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 1 OF 16			

GENERAL NOTES

- 1. " 1 " indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "D.E." indicates Drainage Easement.
- 4. "U.E." indicates Utility Easement.
- 5. "W.C.D.R." indicates Waller County Deed Records.
- 6. "W.C.M.R." indicates Waller County Map Records.
- 7. "O.P.R.W.C." indicates Official Public Record Waller County.
- 8. "VOL." indicates Volume.
- 9. "PG." indicates Page.
- 10. "ESMT." indicates Easement.
- 11. "R.O.W." indicates Right-of-Way.
- 12. "OD" indicates Outside Diameter.
- 13. "SAN. S.E." indicates Sanitary Sewer Easement.
- 14. "STM. S.E." indicates Storm Sewer Easement.
- 15. "W.L.E." indicates Water Line Easement.
- 16. "I.N" indicates Instrument Number.
- 17. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 18. 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 0.99994374113.
- 19. 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.
- 20. 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
- 21. 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. No structure in this subdivision shall be occupied until connected to an individual water

supply or a state-approved community water system.

24. 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 houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
25. Set 3/4-inch iron pipe (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
26. No pipeline or pipeline easement exists within the boundaries of this plat.
27. One (1) 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-platted in a recorded plat, the one (1) 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.
28. This tract is not located within the 100-year floodplain.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	275.00'	5°13'51"	25.11'	N 82°39'02" W	25.10'
C2	1005.00'	5°07'42"	89.95'	S 5°58'00" W	89.92'
C3	25.00'	96°43'56"	42.21'	S 39°50'07" E	37.37'
C4	325.00'	2°44'31"	15.55'	N 86°49'49" W	15.55'
C5	25.00'	80°23'22"	35.08'	S 54°20'45" W	32.27'
C6	1005.00'	20°31'03"	359.89'	S 24°24'35" W	357.97'
C7	25.00'	96°36'39"	42.15'	S 13°38'13" E	37.34'
C8	300.00'	25°38'16"	134.24'	S 74°45'40" E	133.12'
C9	350.00'	0°28'37"	2.91'	S 87°49'07" E	2.91'
C10	1240.00'	0°06'50"	2.46'	S 84°58'48" W	2.46'
C11	1240.00'	8°52'06"	191.93'	S 80°29'20" W	191.74'
C12	25.00'	80°45'45"	35.24'	N 63°33'50" W	32.39'
C13	430.00'	26°06'00"	195.88'	N 36°13'58" W	194.19'
C14	580.00'	14°41'31"	148.73'	N 56°37'44" W	148.32'
C15	730.00'	7°03'17"	89.88'	N 67°29'47" W	89.83'
C16	25.00'	81°38'52"	35.63'	N 68°07'30" E	32.69'
C17	25.00'	91°10'55"	39.79'	S 18°17'24" E	35.72'
C18	780.00'	7°09'28"	97.44'	S 60°18'07" E	97.38'
C19	300.00'	13°30'07"	70.70'	N 86°47'10" W	70.53'
C20	980.00'	40°14'25"	688.28'	N 16°35'00" E	674.22'
C21	325.00'	34°22'26"	194.98'	S 70°23'35" E	192.07'
C22	755.00'	17°49'06"	234.80'	N 62°06'55" W	233.85'
C23	300.00'	9°42'51"	50.86'	S 83°20'39" E	50.80'
C24	275.00'	8°16'15"	39.70'	N 89°24'05" W	39.66'
C25	25.00'	88°31'48"	38.63'	S 42°11'53" W	34.90'
C26	1005.00'	5°28'10"	95.94'	S 0°40'04" W	95.90'
C27	350.00'	34°22'26"	209.98'	N 70°23'35" W	206.84'
C28	730.00'	10°45'46"	137.13'	N 58°35'15" W	136.93'
C29	780.00'	3°31'02"	47.88'	S 54°57'53" E	47.87'
C30	25.00'	92°09'26"	40.21'	N 80°42'55" E	36.01'
C31	955.00'	36°32'44"	609.14'	N 16°21'50" E	598.86'
C32	25.00'	91°37'41"	39.98'	N 47°43'22" W	35.85'
C33	325.00'	13°30'07"	76.59'	S 86°47'10" E	76.41'

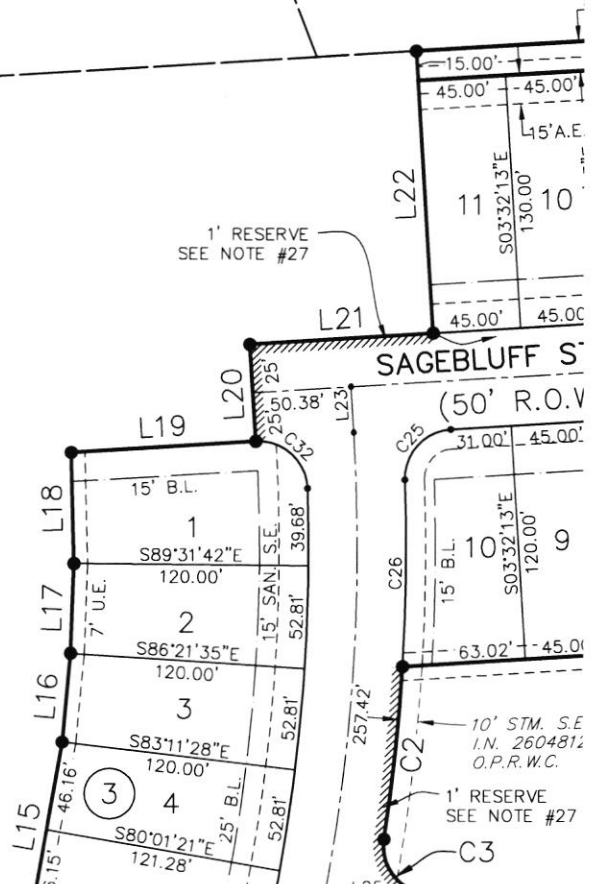
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S4°44'02"W	120.00'
L2	S88°37'05"W	42.87'
L3	S1°47'55"W	50.00'
L4	S2°25'12"W	50.00'
L5	S1°56'35"W	151.99'
L6	N26°03'14"E	150.00'
L7	N18°56'56"E	50.14'
L8	N27°18'04"E	8.32'
L9	S62°41'56"E	50.00'
L10	S27°18'04"W	0.14'
L11	N30°02'00"E	59.03'
L12	N28°07'51"E	91.77'
L13	N23°57'21"E	91.82'
L14	N18°31'19"E	92.18'

LINE DATA		
NUMBER	BEARING	DISTANCE
L15	N9°58'39"E	92.31'
L16	N5°13'29"E	46.17'
L17	N2°03'22"E	46.17'
L18	N1°29'02"W	56.99'
L19	N86°27'47"E	94.63'
L20	N3°32'13"W	50.00'
L21	N86°27'47"E	93.97'
L22	N3°32'13"W	145.00'
L23	N3°32'13"W	23.58'
L24	N36°42'12"E	16.54'
L25	S78°29'14"E	6.42'
L26	N27°18'04"E	52.92'
L27	N63°30'58"W	48.35'

CALLLED 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.

REMAINDER OF A CALLED 100.00 ACRES
ALICE SORSBY MCGUFFIE WILLIAM BASCOM SORSBY
VOL. 253, PG. 899 W.C.D.R.

CALLLED 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.



DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 6 OF 16

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

CAMERON PRAIRIE
SEC 3

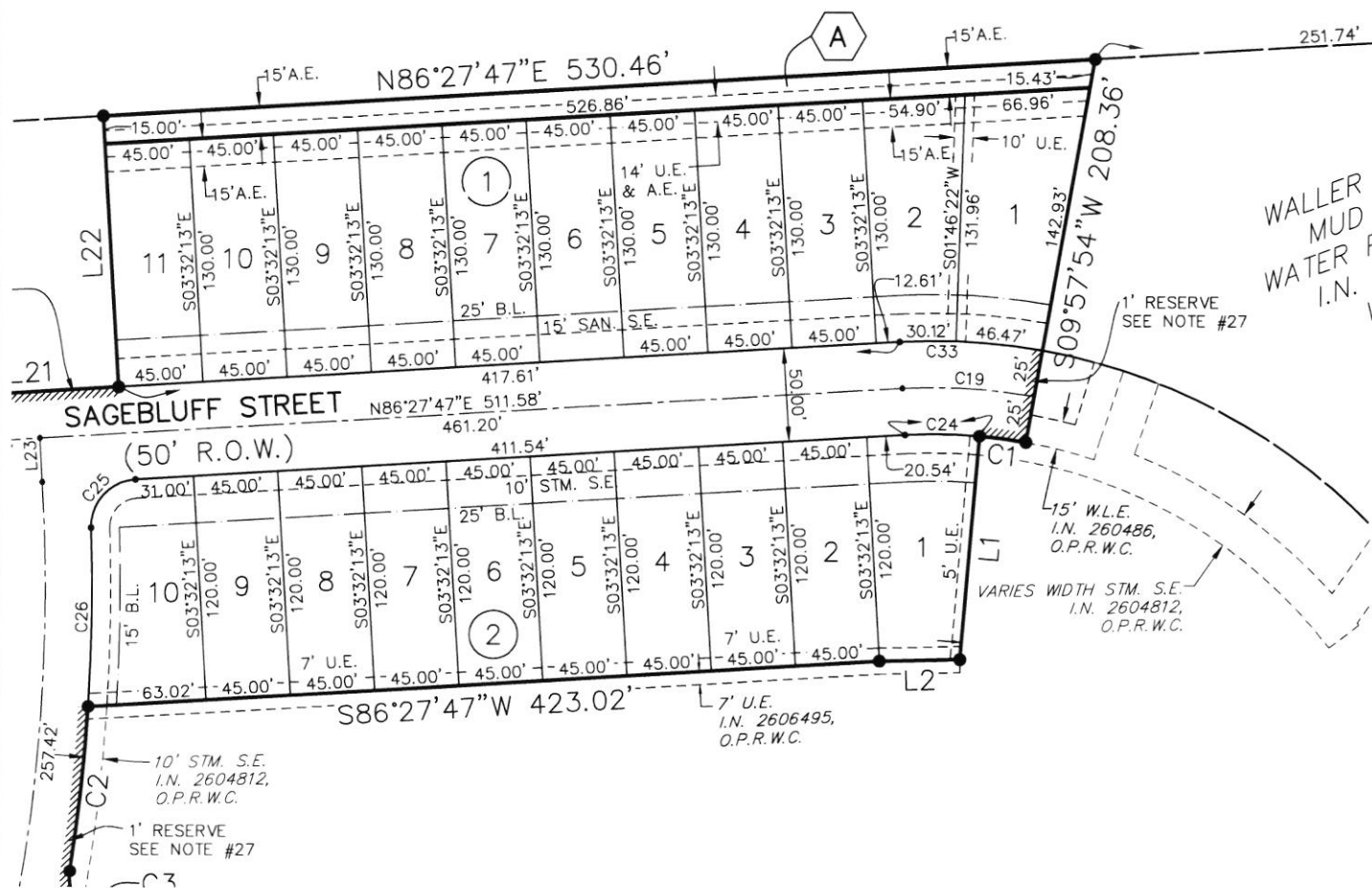


BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

CALLED 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.

FND. 1/2-INCH IR.
 BEARS N73°36'1"



DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 7 OF 16

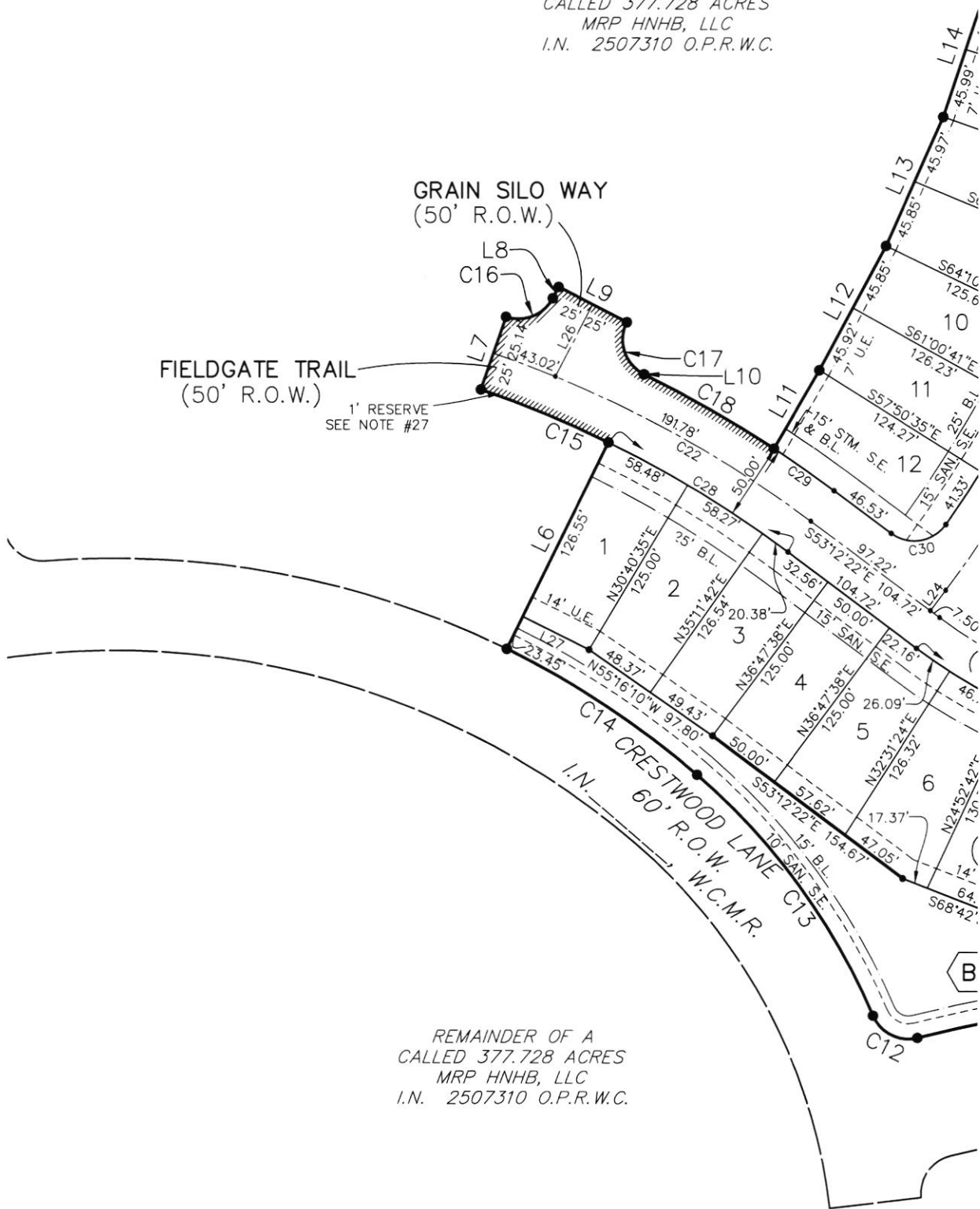
OWNERS:
 MRP HNHB, LLC,
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 501 OFFICE CENTER DRIVE,
 SUITE 350
 FORT WASHINGTON, PA 19034
 281-558-8700

CAMERON PRAIRIE
 SEC 3



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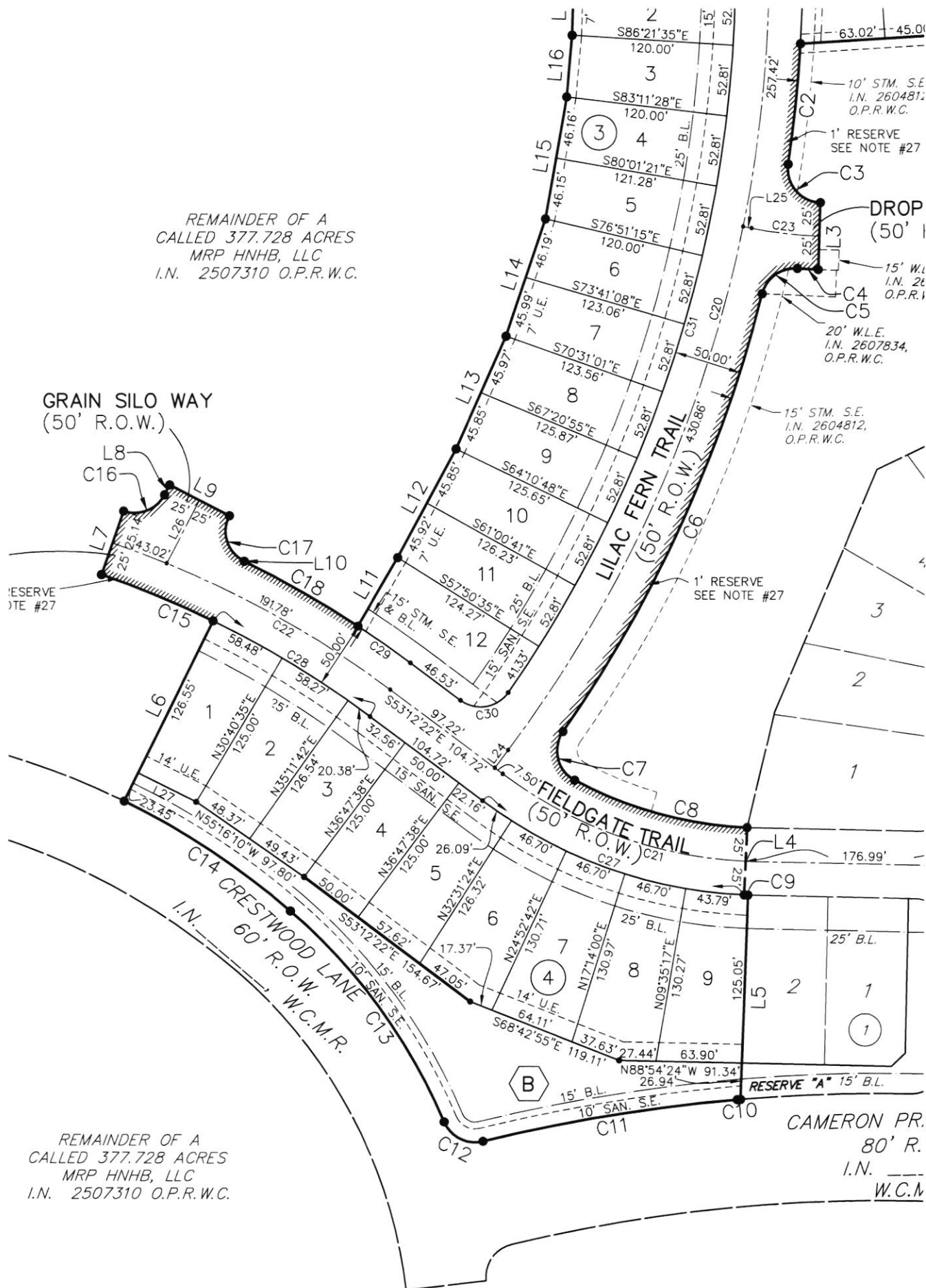
REMAINDER OF A
CALLED 377.728 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.



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

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

GRAIN SILO WAY
(50' R.O.W.)



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

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 10 OF 16

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

CAMERON PRAIRIE
SEC 3



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Tel: 281-558-8700 • www.bgeinc.com
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TBPLS Licensed Surveying Firm No. 101065-00

OF A
3 ACRES
LLC
O.P.R.W.C.

REMAINDER
CALLED 377.72
MRP HHNB,
I.N. 2507310 C

10' STM. S.E.
I.N. 2604812,
O.P.R.W.C.

1' RESERVE
SEE NOTE #27

DROPSIDE WAY
(50' R.O.W.)

15' W.L.E.
I.N. 260486,
O.P.R.W.C.

20' W.L.E.
I.N. 2607834,
O.P.R.W.C.

15' STM. S.E.
I.N. 2604812,
O.P.R.W.C.

1' RESERVE
SEE NOTE #27

LILAC FERN TRAIL
(50' R.O.W.)

FIELDGATE TRAIL
(50' R.O.W.)

WINDRIFT CIRCLE
(50' R.O.W.)

WINDRIFT CIRCLE
(50' R.O.W.)

FIELDGATE TRAIL
(50' R.O.W.)

TIMBERFORD WAY
(50' R.O.W.)

RESERVE "A" 15' B.L.

RESERVE "C"

RESERVE "C"

CAMERON PRAIRIE TRAIL
80' R.O.W.
I.N. _____
W.C.M.R.

CAMERON PRAIRIE
STREET DEDICAT
I.N. _____
W.C.M.R.

OF A
3 ACRES
LLC
O.P.R.W.C.

REMAINDER
CALLED 377.72
MRP HNH,
I.N. 2507310

10' STM. S.E.
I.N. 2604812,
O.P.R.W.C.

1' RESERVE
SEE NOTE #27

DROPSIDE WAY
(50' R.O.W.)

15' W.L.E.
I.N. 260486,
O.P.R.W.C.

20' W.L.E.
I.N. 2607834,
O.P.R.W.C.

15' STM. S.E.
I.N. 2604812,
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1' RESERVE
SEE NOTE #27

LILAC FERN TRAIL
(50' R.O.W.)

FIELDGATE TRAIL
(50' R.O.W.)

WINDRIFT CIRCLE
(50' R.O.W.)

WINDRIFT CIRCLE
(50' R.O.W.)

FIELDGATE TRAIL
(50' R.O.W.)

TIMBERFORD WAY
(50' R.O.W.)

RESERVE "A" 15' B.L.

RESERVE "B"

RESERVE "C"

RESERVE "C"

RESERVE "C"

CAMERON PRAIRIE TRAIL
80' R.O.W.
I.N. _____
W.C.M.R.

CAMERON PRAIRIE
STREET DEDICAT
I.N. _____
W.C.M.R.

SHEET 11 OF 16

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

CAMERON PRAIRIE
SEC 3



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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 CAMERON PRAIRIE SEC 3, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alternation of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

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. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid MRP HNHB, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

In Testimony, hereto, 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.

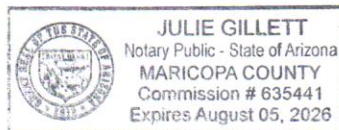
MRP HNHB, LLC,
a Delaware limited liability company

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	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3		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: N.T.S.				
SHEET 13 OF 16				

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.



6/3/26
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

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

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

DATE: APRIL, 2026	OWNERS: MRP HNH, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 3	 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: N.T.S.			
SHEET 14 OF 16			

DESCRIPTION OF A 8.829 ACRE TRACT OF LAND SITUATED
IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

BEING a 8.829 acre (384,596 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 377.728 acre tract of land as described in an instrument to MRP HNHB, LLC recorded under Instrument Number (I.N.) 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 8.829 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 377.728 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 117, Page 262 of the Waller County Deed Records and in the TxDOT right-of-way Project R-523-2-3, being the most Easterly Southeast corner of said 377.728 acre tract, from which a 5/8-inch iron rod with cap stamped " JONES & CARTER" found for an interior corner of said 377.728 acre tract bears S 87°13'41" W, 416.63 feet;

THENCE, over and across said 377.728 acre tract, the following courses and distances:

N 29°07'21" W, a distance of 1,940.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the North line of said 377.728 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 Volume 1037, Page 279 of the O.P.R.W.C. and Volume 334, Page 585 of the Waller County Deed Records, being the POINT OF BEGINNING and the Northeast corner of the herein described tract;

S 09°57'54" W, a distance of 208.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 09°57'54" W, 275.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 25.11 feet, having a radius of 275.00 feet, a central angle of 05°13'51" and chord which bears N 82°39'02" W, 25.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 04°44'02" W, a distance of 120.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 88°37'05" W, a distance of 42.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 86°27'47" W, a distance of 423.02 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 86°35'51" W, 1,005.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 89.95 feet, having a radius of 1,005.00 feet, a central angle of 05°07'42" and chord which bears S 05°58'00" W, 89.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and a point of reverse curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.21 feet, having a radius of 25.00 feet, a central angle of 96°43'56" and chord which bears S 39°50'07" E, 37.37 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 01°47'55" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 01°47'55" E, 325.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 15.55 feet, having a radius of 325.00 feet, a central angle of 02°44'31" and chord which bears N 86°49'49" W, 15.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 35.08 feet, having a radius of 25.00 feet, a central angle of 80°23'22" and chord which bears S 54°20'45" W, 32.27 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 359.89 feet, having a radius of 1,005.00 feet, a central angle of 20°31'03" and chord which bears S 24°24'35" W, 357.97 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.15 feet, having a radius of 25.00 feet, a central angle of 96°36'39" and chord which bears S 13°38'13" E, 37.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 134.24 feet, having a radius of 300.00 feet, a central angle of 25°38'16" and chord which bears S 74°45'40" E, 133.12 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 02°25'12" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 02°25'12" E, 350.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 2.91 feet, having a radius of 350.00 feet, a central angle of 00°28'37" and chord which bears S 87°49'07" E, 2.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 01°56'35" W, a distance of 151.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 04°57'47" E, 1,240.00 feet;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 2.46 feet, having a radius of 1,240.00 feet, a central angle of 00°06'50" and chord which bears S 84°58'48" W, 2.46 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 191.93 feet, having a radius of 1,240.00 feet, a central angle of 08°52'06" and chord which bears S 80°29'20" W, 191.74 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 35.24 feet, having a radius of 25.00 feet, a central angle of 80°45'45" and chord which bears N 63°33'50" W, 32.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 195.88 feet, having a radius of 430.00 feet, a central angle of 26°06'00" and chord which bears N 36°13'58" W, 194.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 148.73 feet, having a radius of 580.00 feet, a central angle of 14°41'31" and chord which bears N 56°37'44" W, 148.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set a Westerly corner of the herein described tract;

N 26°03'14" E, a distance of 150.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 26°01'52" W, 730.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 89.88 feet, having a radius of 730.00 feet, a central angle of 07°03'17" and chord which bears N 67°29'47" W, 89.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 18°56'56" E, a distance of 50.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 18°56'56" E, 25.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 35.63 feet, having a radius of 25.00 feet, a central angle of 81°38'52" and chord which bears N 68°07'30" E, 32.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 27°18'04" E, a distance of 8.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 62°41'56" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 62°41'56" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 39.79 feet, having a radius of 25.00 feet, a central angle of 91°10'55" and chord which bears S 18°17'24" E, 35.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 27°18'04" W, a distance of 0.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears S 26°07'09" W, 780.00 feet;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 97.44 feet, having a radius of 780.00 feet, a central angle of 07°09'28" and chord which bears S 60°18'07" E, 97.38 feet to an interior corner of the herein described tract and a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 30°02'00" E, a distance of 59.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 28°07'51" E, a distance of 91.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 23°57'21" E, a distance of 91.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 18°31'19" E, a distance of 92.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 09°58'39" E, a distance of 92.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 05°13'29" E, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 02°03'22" E, a distance of 46.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 01°29'02" W, a distance of 56.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 86°27'47" E, a distance of 94.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 03°32'13" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 86°27'47" E, a distance of 93.97 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 03°32'13" W, a distance of 145.00 feet to the common line of said 7.399 acre tract and said 377.728 acre tract 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 530.46 feet along and with the common line of said 7.399 acre tract and said 377.728 acre tract to the POINT OF BEGINNING and containing 8.829 acres (384,596 square feet) of land.