

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Trails Street Dedication

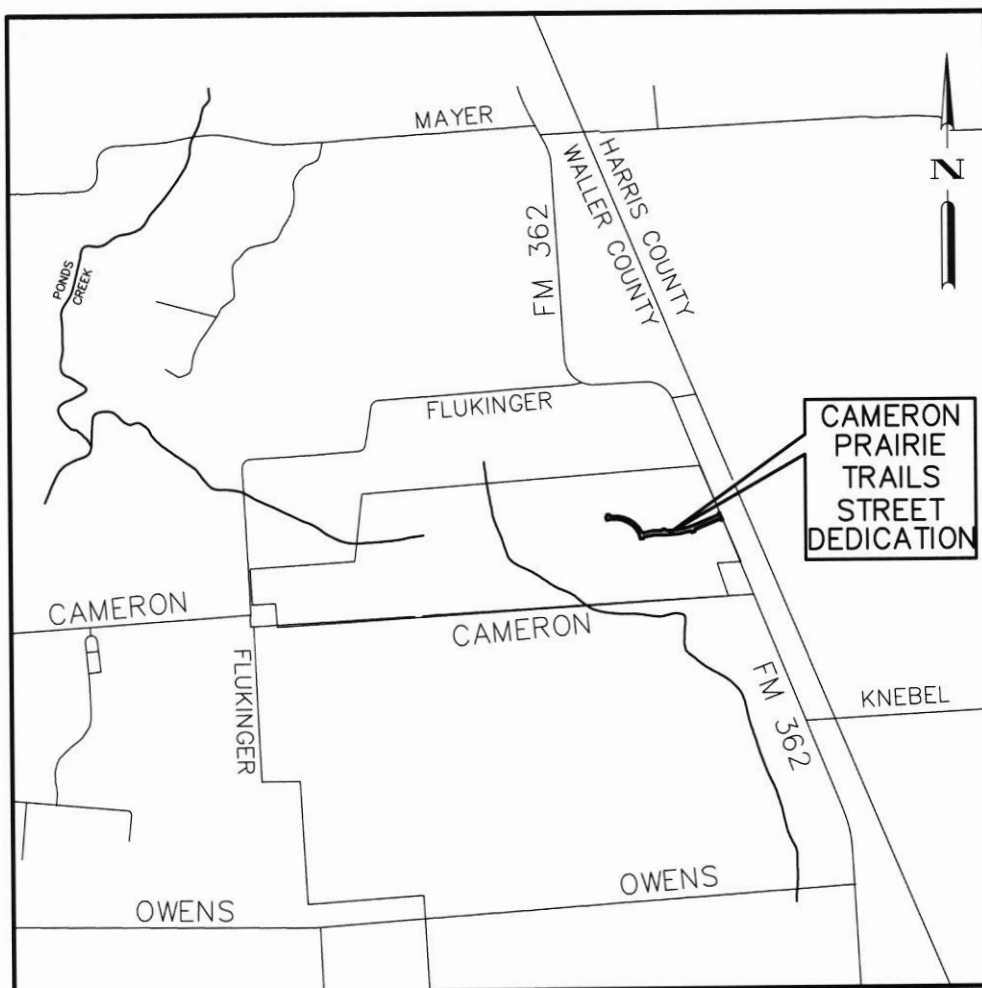
Date: June 24, 2026

Background

Final Plat of Cameron Prairie Trails Street Dedication which consists of 3.974 acres in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 242 W & 282A

FINAL PLAT OF CAMERON PRAIRIE TRAILS STREET DEDICATION

A SUBDIVISION OF 3.974 ACRES OF LAND
LOCATED IN THE
B.B.B. & C. R.R. COUNTY SURVEY, A-93,
WALLER COUNTY, TEXAS

DATE: APRIL, 2026

SCALE: 1"=100'

SHEET 1 OF 13

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

CAMERON PRAIRIE
TRAILS
STREET
DEDICATION



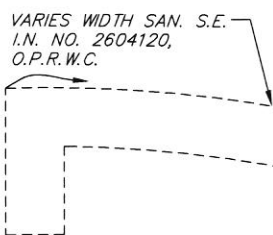
BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

GENERAL NOTES

- 1. "R. O. W. " indicates Right-of-Way.
- 2. "SAN. S.E." indicates Sanitary Sewer Easement.
- 3. "STM. S.E." indicates Storm Sewer Easement.
- 4. "W.L.E." indicates Water Line Easement.
- 5. "VOL." indicates Volume.
- 6. "PG." indicates Page.
- 7. "W.C.D.R." indicates Waller County Deed Record.
- 8. "O.P.R.W.C." indicates Official Public Record Waller County.
- 9. "I.N." indicates Instrument Number.
- 10. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 11. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.999943741113.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. Set 3/4-inch iron rod (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
- 18. No pipeline or pipeline easement exists within the boundaries of this plat.
- 19. This tract is not located within the 100-year floodplain.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00'	89°59'45"	47.12'	N 67°03'16" W	42.42'
C2	25.00'	90°00'00"	39.27'	S 22°56'52" W	35.36'
C3	25.00'	85°30'14"	37.31'	N 64°48'15" W	33.94'
C4	1240.00'	18°39'13"	403.70'	S 81°46'14" W	401.92'
C5	1160.00'	14°55'32"	302.18'	S 83°38'05" W	301.33'
C6	25.00'	82°55'31"	36.18'	S 34°42'33" W	33.11'
C7	370.00'	42°31'46"	274.64'	N 28°01'05" W	268.38'
C8	520.00'	56°06'01"	509.15'	N 77°19'58" W	489.05'
C9	580.00'	1°13'58"	12.48'	N 75°14'00" E	12.48'
C10	25.00'	76°31'03"	33.39'	N 37°35'27" E	30.96'
C11	375.00'	2°55'27"	19.14'	N 0°47'39" E	19.14'
C12	25.00'	96°46'42"	42.23'	S 46°07'58" E	37.38'
C13	580.00'	30°32'49"	309.22'	S 79°14'54" E	305.58'
C14	580.00'	14°41'31"	148.73'	S 56°37'44" E	148.32'
C15	430.00'	26°06'00"	195.88'	S 36°13'58" E	194.19'
C16	25.00'	80°45'45"	35.24'	S 63°33'50" E	32.39'
C17	1240.00'	8°52'06"	191.93'	N 80°29'20" E	191.74'
C18	1240.00'	5°59'28"	129.66'	N 87°55'07" E	129.60'
C19	25.00'	89°49'00"	39.19'	N 46°00'21" E	35.30'
C20	25.00'	90°00'00"	39.27'	S 43°54'09" E	35.36'
C21	1160.00'	23°08'59"	468.69'	N 79°31'21" E	465.50'
C22	30.00'	90°00'15"	47.13'	N 22°56'45" E	42.43'
C23	1200.00'	23°08'59"	484.85'	N 79°31'22" E	481.56'
C24	1200.00'	16°05'38"	337.07'	S 83°03'02" W	335.96'
C25	400.00'	42°31'46"	296.91'	N 28°01'05" W	290.14'
C26	550.00'	56°06'01"	538.52'	N 77°19'58" W	517.27'
C27	350.00'	10°22'55"	63.42'	S 2°56'04" E	63.33'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N67°56'37"E	20.00'
L2	S67°56'37"W	20.00'
L3	S67°56'52"W	50.00'
L4	N22°03'08"W	3.89'
L5	N88°54'09"W	122.75'
L6	S83°14'48"W	60.00'
L7	N15°22'59"W	60.00'
L8	S87°44'37"E	50.00'
L9	S88°54'36"E	50.00'
L10	S88°54'09"E	26.80'
L11	N22°03'08"W	66.01'
L12	S88°54'09"E	122.75'
L13	N1°05'51"E	65.00'
L14	N75°00'13"E	27.16'



DATE: APRIL, 2026

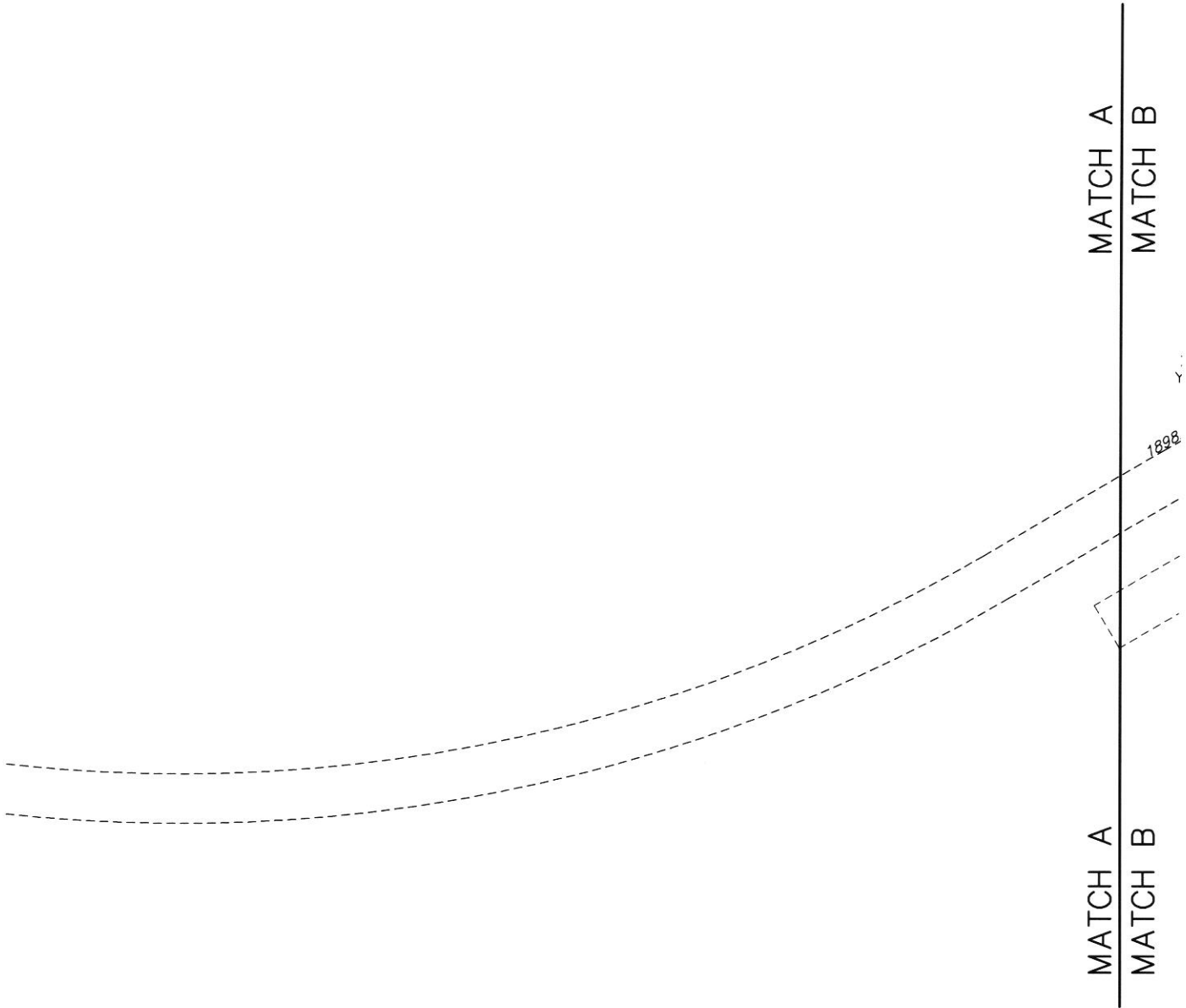
SCALE: 1"=100'

SHEET 4 OF 13

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

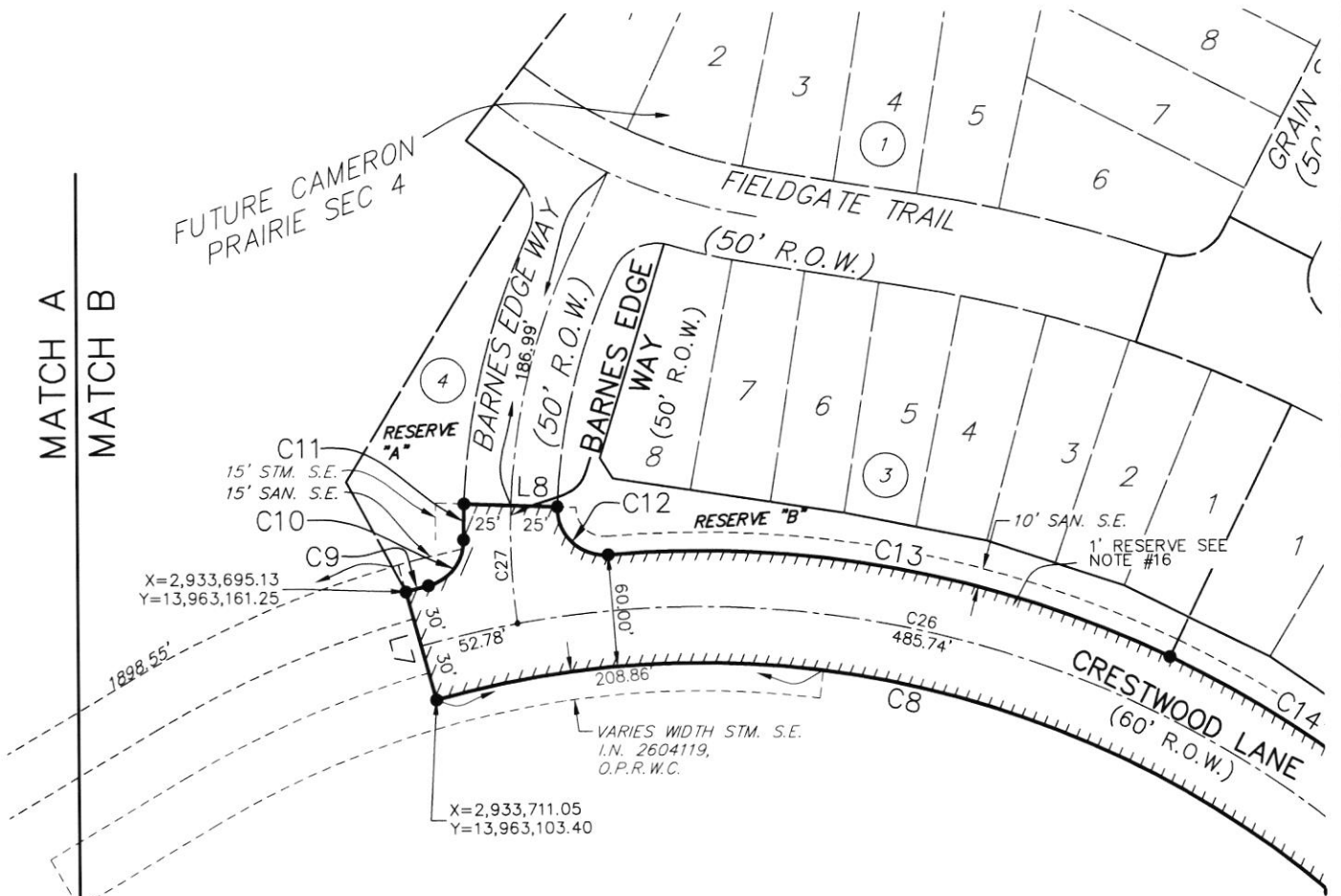
CAMERON PRAIRIE
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MATCH A
MATCH B

MATCH A
MATCH B



REMAINDER OF A
CALLED 377.77 ACRES
CATHY L. SORSBY
I.N. 2100329 O.P.R.W.C.

DATE: APRIL, 2026

SCALE: 1"=100'

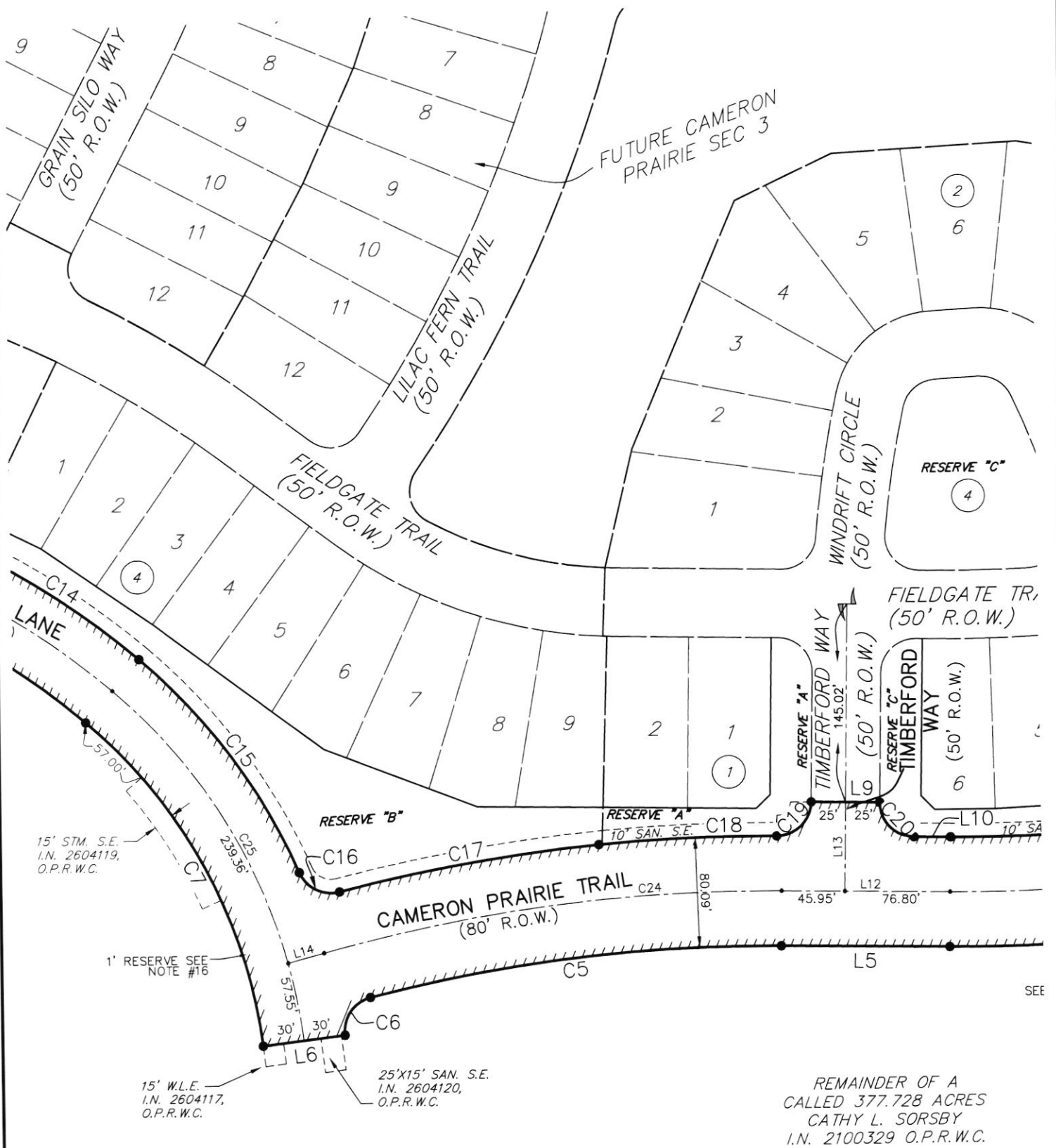
SHEET 6 OF 13

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

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DATE: APRIL, 2026
 SCALE: 1"=100'
 SHEET 7 OF 13

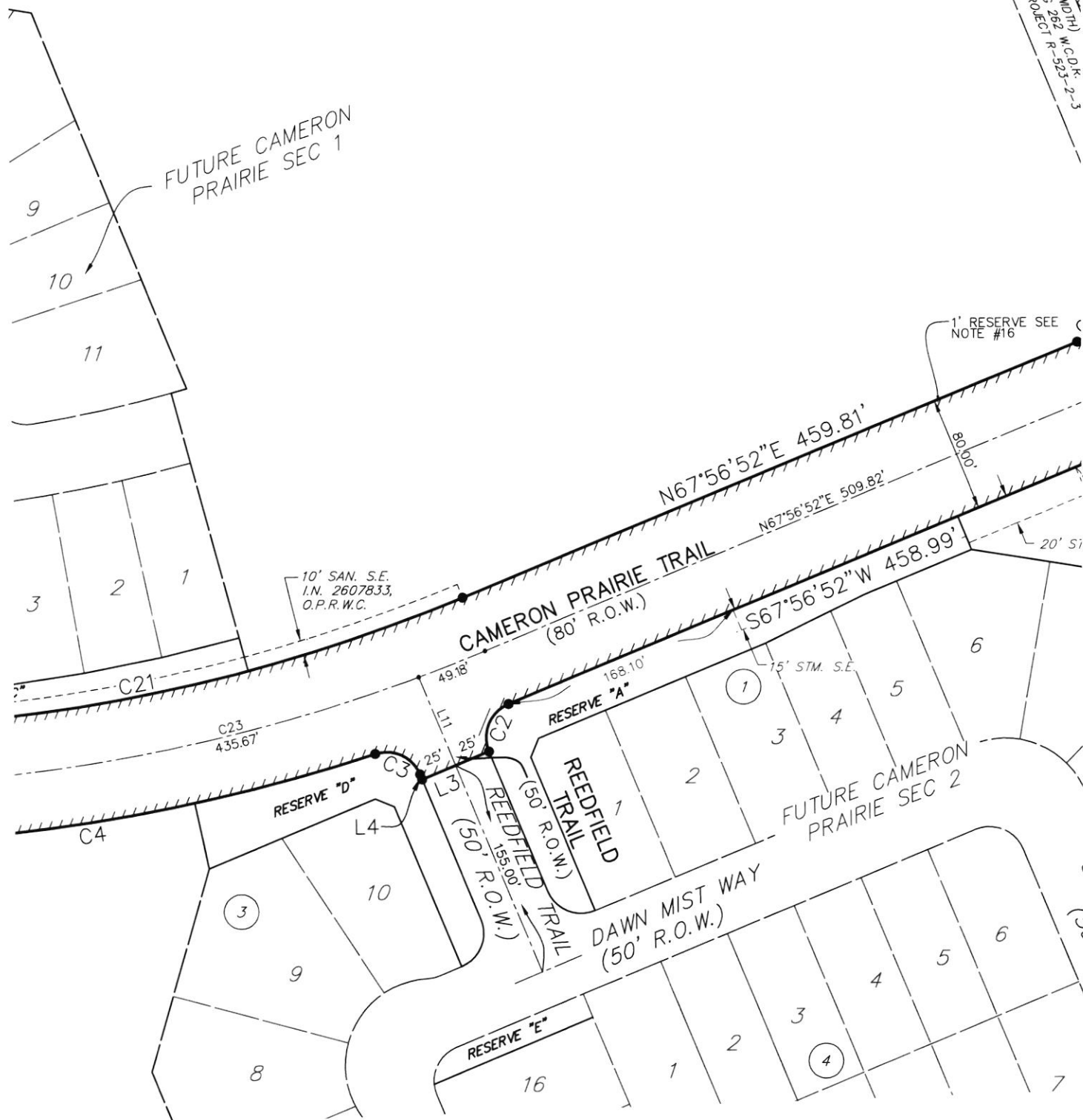
OWNERS:
 MRP HNHB, LLC,
 a Delaware limited liability company
 501 OFFICE CENTER DRIVE,
 SUITE 350
 FORT WASHINGTON, PA 19034
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CAMERON PRAIRIE TRAILS STREET DEDICATION



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E.M. (80' W.D.H.) W.C.D.K. 2-3
VOL. 117, PG. 262 PROJECT R-523-2-3
TXDOT R.O.W.



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 TRAILS STREET DEDICATION, 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.

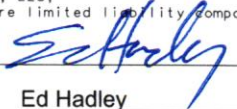
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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: 
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.




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

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.



4/3/24
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

HCFC01_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 HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE TRAILS STREET DEDICATION	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 11 OF 13			

DESCRIPTION OF A 3.974 ACRE TRACT OF LAND SITUATED
IN THE B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 93
WALLER COUNTY, TEXAS

BEING a 3.974 acre (173,089 square foot) tract of land situated in the B.B.B. & C. R.R. CO. 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 2507310 of the Official Public Records of Waller County (O.P.R.W.C.), said 3.974 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume 117, Page 262 of the Waller County Deed Records (W.C.D.R.) as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on said West right-of-way line of F.M. 362, being the most Easterly Southeast corner of said 377.728 acre tract;

THENCE, N 22°03'23" W, a distance of 795.55 feet along and with said West right-of-way line of F.M. 362 and the East line of said 377.728 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most Easterly Southeast corner of the herein described tract;

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

S 67°56'37" W, a distance of 20.00 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 67°56'37" W, 30.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 89°59'45" and chord which bears N 67°03'15" W, 42.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, S 67°56'52" W, a distance of 458.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 22°56'52" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract;

THENCE, S 67°56'52" W, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southerly corner of the herein described tract;

THENCE, N 22°03'08" W, a distance of 3.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 37.31 feet, having a radius of 25.00 feet, a central angle of 85°30'14" and chord which bears N 64°48'15" W, 33.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 403.70 feet, having a radius of 1,240.00 feet, a central angle of 18°39'13" and chord which bears S 81°46'14" W, 401.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 88°54'09" W, a distance of 122.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 302.18 feet, having a radius of 1,160.00 feet, a central angle of 14°55'32" and chord which bears S 83°38'05" W, 301.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 36.18 feet, having a radius of 25.00 feet, a central angle of 82°55'31" and chord which bears S 34°42'33" W, 33.11 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract;

THENCE, S 83°14'48" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 83°14'48" W, 370.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 274.64 feet, having a radius of 370.00 feet, a central angle of 42°31'46" and chord which bears N 28°01'05" W, 268.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 509.15 feet, having a radius of 520.00 feet, a central angle of 56°06'01" and chord which bears N 77°19'58" W, 489.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Southwest corner of the herein described tract;

THENCE, N 15°22'59" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for most Westerly corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 15°22'59" E, 580.00 feet;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 12.48 feet, having a radius of 580.00 feet, a central angle of 01°13'58" and chord which bears N 75°14'00" E, 12.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 33.39 feet, having a radius of 25.00 feet, a central angle of 76°31'03" and chord which bears N

DATE: APRIL, 2026

SCALE: N.T.S.

SHEET 12 OF 13

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

CAMERON PRAIRIE
TRAILS
STREET
DEDICATION



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

37°35'27" E, 30.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 19.14 feet, having a radius of 375.00 feet, a central angle of 02°55'27" and chord which bears N 00°47'39" E, 19.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for most Northerly corner of the herein described tract;

THENCE, S 87°44'37" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 87°44'37" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.23 feet, having a radius of 25.00 feet, a central angle of 96°46'42" and chord which bears S 46°07'58" E, 37.38 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 309.22 feet, having a radius of 580.00 feet, a central angle of 30°32'49" and chord which bears S 79°14'54" E, 305.58 feet and continuing in a Southeasterly direction, along and with said curve to the right, 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 S 56°37'44" E, 148.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent compound curve to the right;

In a Southeasterly direction, along and with said curve to the right, 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 S 36°13'58" E, 194.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Southeasterly direction, along and with said curve to the left, 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 S 63°33'50" E, 32.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the right;

In a Northeasterly direction, along and with said curve to the right, 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 N 80°29'20" E, 191.74 feet and continuing in a Northeasterly direction, along and with said curve to the right, an arc distance of 129.66 feet, having a radius of 1,240.00 feet, a central angle of 05°59'28" and chord which bears N 87°55'07" E, 129.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent reverse curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 39.19 feet, having a radius of 25.00 feet, a central angle of 89°49'00" and chord which bears N 46°00'21" E, 35.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwest corner of the herein described tract;

THENCE, S 88°54'36" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 88°54'09" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 43°54'09" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, S 88°54'09" E, a distance of 26.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 468.69 feet, having a radius of 1,160.00 feet, a central angle of 23°08'59" and chord which bears N 79°31'21" E, 465.50 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 67°56'52" E, a distance of 459.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 47.13 feet, having a radius of 30.00 feet, a central angle of 90°00'15" and chord which bears N 22°56'44" E, 42.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwesterly corner of the herein described tract;

THENCE, N 67°56'37" E, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set in the West right-of-way line of said F.M. 362 and the East line of said 377.728 acre tract, same being the most Easterly Northeast corner of the herein described tract, from which the Northeast corner of said 377.728 acre tract, same being the Southeast corner of a called 7.399 acre tract described in an instrument to Alice Sorsby McGuffie in Volume 1037, Page 279 of the O.P.R.W.C. bears N 22°03'23" W, 910.20 feet, from which a 3/8-inch iron rod found bears N 77°49' E, 0.96 feet;

THENCE, S 22°03'23" E, along and with said West right-of-way line of F.M. 362 and East line of said 377.728 acre tract, a distance of 140.00 feet to the POINT OF BEGINNING and containing 3.974 acres (173,089 square feet) of land.