

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Mustang Meadows

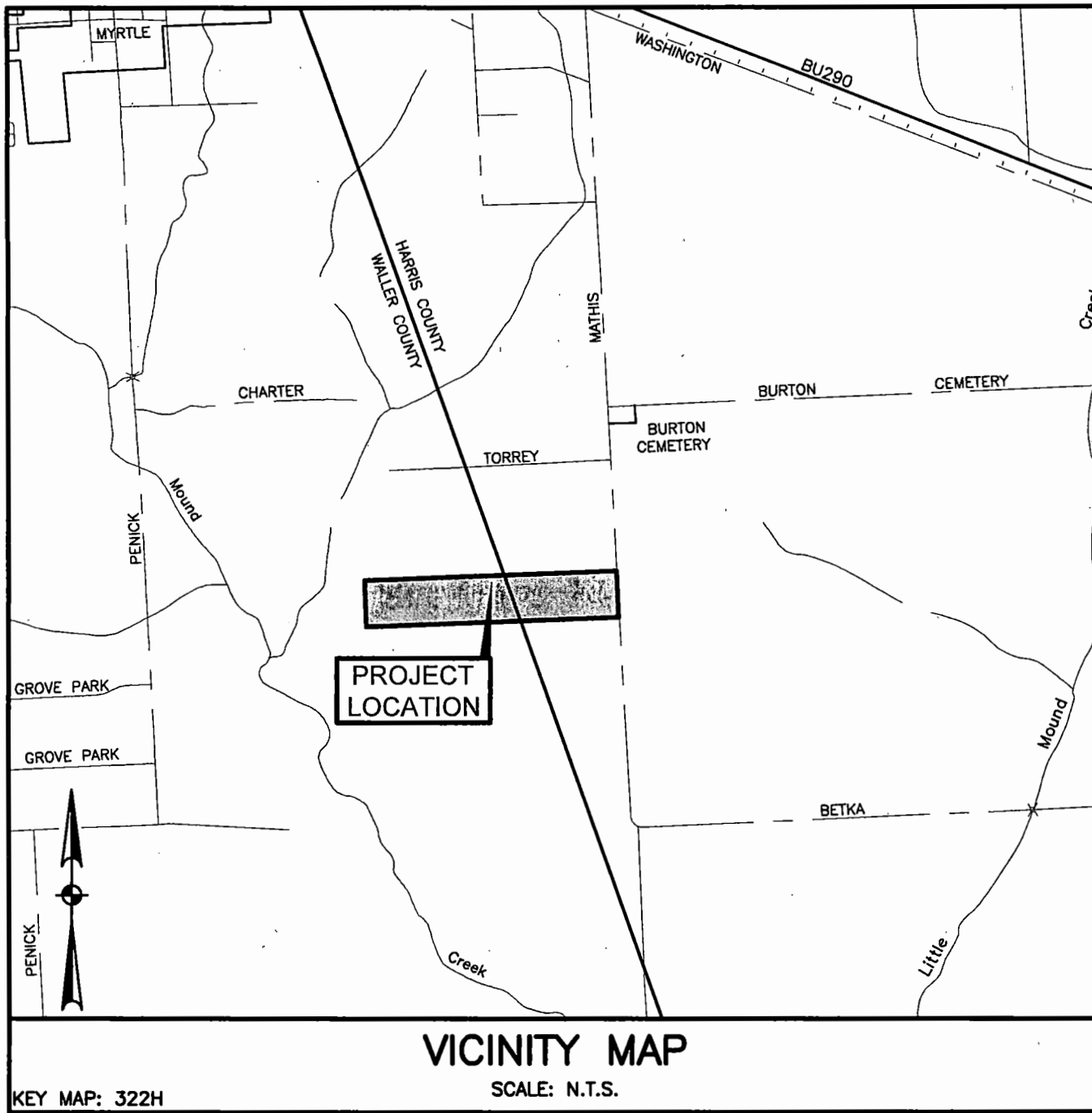
Date: October 15, 2025

Background

Final Plat of Mustang Meadows which consists of 45.709 acres will include 207 Lots, 8 Blocks and 15 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
MUSTANG MEADOWS**

A SUBDIVISION OF 45.709 ACRES OF LAND LOCATED
IN J. GIBBONS SURVEY, A-286
UNINCORPORATED HARRIS COUNTY, TEXAS
AND J. GIBBONS SURVEY, A-133
UNINCORPORATED WALLER COUNTY, TEXAS

207 LOTS 8 BLOCK 15 RESERVE
DATE: AUGUST, 2025 SCALE: 1" = 60'

BKDD PERMIT NO. 2024-142

L:\MUSTANG MEADOWS\503\001 SED 1\COO\PLAT\503-001 PLAT 080424 WALLER COUNTY- 8.5 X14.DWG Aug. 4, 2025-11:35 AM CHAD MILLER

DATE: 8/4/25	FINAL PLAT OF MUSTANG MEADOWS	OWNER/ DEVELOPER: JBZ MUSTANG MEADOWS, LLC A TEXAS LIMITED LIABILITY COMPANY 1038 TEXAS TRAIL GRAPEVINE, TEXAS 76051 281-849-5100	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1500 mllersurvey.com
SCALE: 1"=60'				
SHEET 1 OF 15				

STATE OF TEXAS
COUNTY OF WALLER

WE, JBZ MUSTANG MEADOWS, LLC., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH RODERICK FLINT, VICE PRESIDENT, BEING AN OFFICER OF BNMJR, INC., A TEXAS CORPORATION, ITS MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF MUSTANG MEADOWS, 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE 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 TO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL 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 DIP-STYLE 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 EXPECT AS SHOWN ON THE ABOVE PLAT.
6. THERE SHALL BE NO SANITARY SEWER SYSTEMS OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE JBZ MUSTANG MEADOWS, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RODERICK FLINT, ITS VICE PRESIDENT, HEREUNTO AUTHORIZED, BEING AN OFFICER OF BNMJR, INC., A TEXAS CORPORATION, ITS MANAGER, AND ITS SEAL THIS 11 DAY OF

August 2025.

JBZ MUSTANG MEADOWS, LLC., A TEXAS LIMITED LIABILITY COMPANY
BY: BNMJR, INC., A TEXAS CORPORATION
ITS MANAGER

RCD

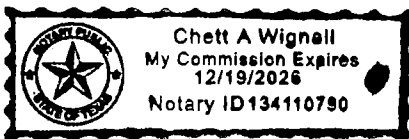
BY: _____
RODERICK FLINT,
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF Waller

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODERICK FLINT, VICE PRESIDENT OF JBZ MUSTANG MEADOWS, LLC., A TEXAS LIMITED LIABILITY COMPANY, BEING AN OFFICER OF BNMJR, INC., A TEXAS CORPORATION, ITS MANAGER, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS 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 11th DAY OF August 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Chett Wignall
MY COMMISSION EXPIRES: 12-19-2026



THIS IS TO CERTIFY THAT I, JOHN MARK OTTO, 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.

A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0170F DATED 5/16/2019.

A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0170F DATED 5/16/2019.

John Mark Otto 8-8-2025
JOHN MARK OTTO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6672



DATE: 8/4/25

SCALE: 1"=60'

SHEET 2 OF 15

FINAL PLAT OF
MUSTANG MEADOWS

OWNER/DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-848-5100

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | 11xEng F-487
1050 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.0600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

I, J. ROSS MCCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE J. ROSS MCCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS DAY OF , 2025.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER WALTER E. SMITH, P.E., R.P.L.S.
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

KENDRIC D. JONES JUSTIN BECKENDORFF
COMMISSIONER, PRECINCT 3 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 SYSTEMS. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THE REGARD.

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, COUNTY CLERK IN AND FOR WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON

,2025, AT O'CLOCK M., IN FILE NO. OF THE PLAT RECORDS OF 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

L:\MSO\MUSTANG MEADOWS\5083.D01 SED 1\CAD\PLAT\5083-001 PLAT 080424 WALLER COUNTY- 8.5 X14.DWG Aug 4, 2025-11:35 AM CHAD MILLER

DATE: 8/4/25	FINAL PLAT OF MUSTANG MEADOWS	OWNER/ DEVELOPER: JBZ MUSTANG MEADOWS, LLC A TEXAS LIMITED LIABILITY COMPANY 1038 TEXAS TRAIL GRAPEVINE, TEXAS 76051 281-648-9100	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'				
SHEET 3 OF 15				

FIELD NOTES FOR A 45.709 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 45.709 ACRES (1,991,088 SQUARE FEET) LOCATED IN THE J. GIBBONS SURVEY, ABSTRACT NUMBER (NO.) 286 IN HARRIS COUNTY AND THE J. GIBBONS SURVEY, ABSTRACT NO. 133 IN WALLER COUNTY, TEXAS; SAID 45.709 ACRE TRACT BEING ALL OF A CALLED 45.709 ACRE TRACT RECORDED IN THE NAME OF JBZ MUSTANG MEADOWS, LLC, A TEXAS LIMITED LIABILITY COMPANY IN HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO.) RP-2024-143521, AND WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2411932. (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 45.7143 ACRE TRACT RECORDED IN THE NAME OF WINN DIANE FEHRENKAMP IN H.C.C.F. NO. E546456, SAME BEING ON THE EAST LINE OF A CALLED 160.00 ACRE TRACT RECORDED IN THE NAME OF MILTON J. AND CAROLE A. MACHAC IN VOLUME 510, PAGE 188 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH FOUND 3/4-INCH IRON PIPE FOR THE NORTHWEST CORNER OF SAID 45.7143 ACRE TRACT, BEING THE SAME NORTHWEST CORNER OF A CALLED 280 ACRES RECORDED IN THE NAME OF JOE MATHIS IN VOLUME 3203, PAGE 183 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) BEARS NORTH 01 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 603.93 FEET;

THENCE, WITH THE LINE COMMON TO SAID 45.7143 ACRE TRACT AND SAID 45.709 ACRE TRACT, NORTH 87 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 3294.38 FEET TO A 5/8-INCH IRON ROD FOUND ON THE OCCUPIED WEST RIGHT-OF-WAY (R.O.W.) LINE OF MATHIS ROAD (CALLED 99 FEET WIDE IN VOLUME 17, PAGE 222 OF THE H.C.D.R. AND SHOWN AS 66 FEET WIDE ON THE HARRIS COUNTY ENGINEERING DEPARTMENT R.O.W. MAP NO. 3912, SEC. 1, 1984), SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE OCCUPIED WEST R.O.W. LINE OF SAID MATHIS ROAD, SAME BEING THE EAST LINE OF SAID 45.709 ACRE TRACT, SOUTH 02 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 603.94 FEET TO A 5/8-INCH IRON ROD WITH A MILLER SURVEY CAP FOUND AT THE NORTHEAST CORNER OF A CALLED 44.428 ACRE TRACT RECORDED IN THE NAME OF BILLY H. RAGAN IN H.C.C.F. NO. V220402, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 83 DEGREES 40 MINUTES WEST, A DISTANCE OF 1.6 FEET;

THENCE, WITH THE LINE COMMON TO SAID 44.428 ACRE TRACT AND SAID 45.709 ACRE TRACT, SOUTH 87 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 3299.34 FEET TO A 5/8-INCH IRON ROD FOUND ON THE EAST LINE OF SAID 160.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 44.428 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 44.428 ACRE TRACT BEARS SOUTH 01 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 588.80 FEET;

THENCE, WITH THE COMMON LINE TO SAID 160.00 ACRE TRACT AND SAID 45.709 ACRE TRACT, NORTH 01 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 603.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.709 ACRES (1,991,088 SQUARE FEET) OF LAND.

LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
ESMT.	= EASEMENT
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
W.C.D.R.	= WALLER COUNTY DEED RECORD
NO.	= NUMBER
O.P.R.W.C.	= OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
TBM	= TEMPORARY BENCHMARK
S.S.E	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
U.V.E.	= UNOBSTRUCTED VISIBILITY EASEMENT
VOL	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
①	= BLOCK NUMBER
⊙	= FOUND 3/4" IRON ROD WITH MILLER SURVEY CAP
●	= SET 5/8" IRON ROD WITH MILLER SURVEY CAP
↗	= STREET NAME CHANGE
⊕	= BENCHMARK

DATE: 8/4/25

SCALE: 1"=60'

SHEET 4 OF 15

FINAL PLAT OF
MUSTANG MEADOWS

OWNER/ DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-549-5100

ENGINEER
RG Miller

DCCM
R.G. Miller Engineers, Inc. | TXEng F-487
1060 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey

DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

NOTES:

1. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USES.
2. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
3. ANY DISTANCES SHOWN ALONG A CURVE OR RADIUS IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
4. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9999287433.
5. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
6. STRUCTURE 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
7. 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 POST AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
8. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS 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.
9. RIGHT-OF-WAY EASEMENTS FOR WIDENING STREETS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ALL STREET OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
10. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE COMMISSIONERS COURT. THE 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 PUBLIC STREETS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN 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 JBZ MUSTANG MEADOWS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE INCLUDE CERTIFICATION THAT THE SUBDIVIDER HAS COMPLIED WITH THE REQUIREMENTS OF SECTION 232.032 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 ARE 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.
11. SUBJECT TRACT WAS DEANNEXED FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) WITH A LETTER DATED SEPTEMBER 1, 2023 TO THE CITY OF HOUSTON.
12. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48201C0170M, REVISED DATE OF 10/16/2013 (HARRIS COUNTY) AND MAP NO. 48473C0170F, REVISED DATE OF 05/16/2018 (WALLER COUNTY), THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
13. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
15. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN OFFSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
16. THIS SUBDIVISION IS LOCATED WITHIN HARRIS COUNTY AND WALLER COUNTY.
17. HARRIS COUNTY TO ONLY PERMIT LOTS & IMPROVEMENTS WITHIN HARRIS COUNTY BOUNDARY.
18. WALLER COUNTY TO ONLY PERMIT LOTS & IMPROVEMENTS WITHIN WALLER COUNTY BOUNDARY.
19. THE NUMBER OF LOTS LOCATED WITHIN WALLER COUNTY IS 89 AND CONTAINS A TOTAL OF 19.9678 ACRES.
20. THE NUMBER OF LOTS LOCATED WITHIN HARRIS COUNTY IS 118 AND CONTAINS A TOTAL OF 25.7413 ACRES.
21. TEMPORARY BENCHMARK (TBM) "D":
BEING AN BOX CUT WITH AN "X" CUT ON TOP OF A 15-INCH RCP APPROXIMATELY 20' SOUTHEAST FROM THE SOUTHEAST CORNER OF SUBJECT TRACT ON THE NORTH EDGE OF A GRAVEL DRIVEWAY BEING +/- 2,970 FEET NORTH FROM THE INTERSECTION OF MATHIS ROAD AND BETKA RD ON THE WEST SIDE OF MATHIS ROAD.
PLOTTED HEREON
ELEVATION = 253.11' NAVD88, 2001 ADJUSTMENT, GEOID89
22. PROJECT BENCHMARK: HCFCO RM NO. 110870 (STREAM NO. K168-00-00) BEING A ALUMINUM ROD STAMPED "110870" IN SLEEVE WITH CAPPED CASING. TO REACH THE BENCHMARK START FROM THE INTERSECTION OF US 290 AND FM 362, SOUTH ALONG FM 362 3.5 MILES TO BETKA. EAST ALONG BETKA, WHICH BECOMES WILLOW BROOK, 1.3 MILES TO DEAD END AND THE BENCHMARK ON THE RIGHT.
ELEVATION = 215.48' NAVD88, 2001 ADJUSTMENT, GEOID89
23. THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC SOUTHWESTERN BELL TELEPHONE COMPANY D/B/A AT&T TEXAS AND COMCAST OF HOUSTON, LLC, AS SET FORTH AND DESCRIBED BY INSTRUMENT FILED FOR RECORD UNDER WALLER COUNTY CLERK'S FILE NO. 2504304.

DATE: 8/4/25

SCALE: 1"=60'

SHEET 5 OF 15

FINAL PLAT OF
MUSTANG MEADOWS

OWNER/DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-548-3100

ENGINEER
RG Miller
DECM
R.G. Miller Engineers, Inc. | TX Eng F-487
1060 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9000 | rtmiller.com

SURVEYOR
MillerSurvey
DECM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

C:\USERS\MUSTANG MEADOWS\30031.001 SET 1\COUNTY PLAT 5083-001 PLAT 060424- WALLER COUNTY- 8.5 X14.DWG Aug. 4, 2025-11:56 AM CHAD MILLER

JBZ MUSTANG MEADOWS 5003.001 SEC 15.00 PLAT 5003-001 PLAT 000024 WALLER COUNTY- 8.5 X 12.000 AUG. 4, 2025-11:36 AM CHAD MILLER

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00'	90°00'00"	86.39'	S47°12'33"E	77.78'
C2	55.00'	90°00'00"	86.39'	S42°47'27"W	77.78'
C3	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C4	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C5	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C6	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C7	25.00'	23°06'29"	10.08'	S76°14'13"W	10.01'
C8	60.00'	136°12'57"	142.64'	S47°12'33"E	111.35'
C9	25.00'	23°06'29"	10.08'	N09°20'42"E	10.01'
C10	25.00'	23°06'29"	10.08'	N13°45'47"W	10.01'
C11	60.00'	136°12'57"	142.64'	S42°47'27"W	111.35'
C12	25.00'	23°06'29"	10.08'	S80°39'18"E	10.01'
C13	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C14	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C15	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C16	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C17	90.00'	19°11'17"	30.14'	N78°11'49"E	30.00'
C18	90.00'	19°11'17"	30.14'	S78°11'49"W	30.00'
C19	90.00'	19°11'17"	30.14'	S82°36'54"E	30.00'
C20	90.00'	19°11'17"	30.14'	N82°36'54"W	30.00'
C21	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C22	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C23	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C24	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C25	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C26	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'
C27	25.00'	90°00'00"	39.27'	N42°47'27"E	35.36'
C28	25.00'	90°00'00"	39.27'	S47°12'33"E	35.36'
C29	25.00'	90°00'00"	39.27'	S42°47'27"W	35.36'
C30	25.00'	90°00'00"	39.27'	N47°12'33"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°47'27"E	10.00'
L2	S47°12'33"E	10.00'
L3	S47°19'10"E	28.34'
L4	N42°40'50"E	28.23'
L5	N47°19'10"W	28.34'
L6	N42°40'50"E	28.23'
L7	N10°18'42"W	75.38'
L8	S18°41'56"E	18.58'

DATE: 8/4/25	FINAL PLAT OF MUSTANG MEADOWS	OWNER / DEVELOPER: JBZ MUSTANG MEADOWS, LLC A TEXAS LIMITED LIABILITY COMPANY 1038 TEXAS TRAIL GRAPEVINE, TEXAS 76051 281-648-5100	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. 11xEng F-487 1000 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9620 rmmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1750 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=60'				
SHEET 6 OF 15				

\\USCC\MUSTANG MEADOWS\3003.001 SET 1\CONV\PLAT\5083-001 PLAT 060424 WALLER COUNTY- 6.5 X14.DWG Aug. 4, 2025-11:37 AM CHAD MILLER

80' H.L.&P. EASEMENT
VOL. 330, PG. 1027, W.C.D.R.

N01°57'35"W 603.94'

524.46'

FLOOD ZONE "AE"
FLOOD ZONE "X" (SHADED)

FLOOD ZONE "X" (SHADED)
FLOOD ZONE "X" (UNSHADED)

F

527.09'

DATE: 8/4/25

SCALE: 1"=60'

SHEET 8 OF 15

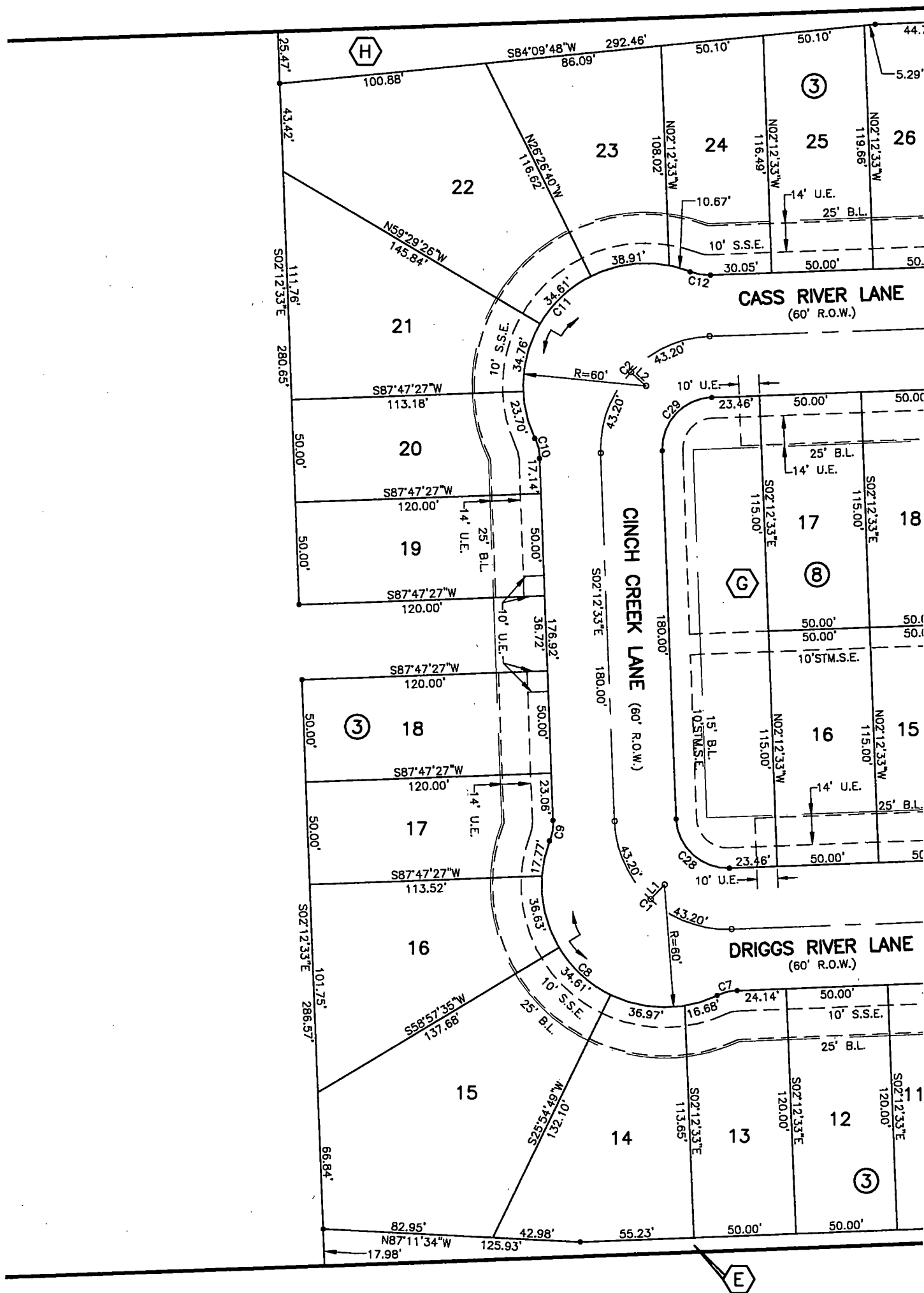
FINAL PLAT OF
MUSTANG MEADOWS

OWNER / DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-848-5100

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1060 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

SURVEYOR
MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N,
Houston, TX 77043
713.413.1900 | millersurvey.com

CALLED 45.7143 ACRES
 WINN DIANE FEHRENKAMP
 H.C.C.F. No. E646456



CALLED 44.428 ACRES
 BILLY H. RAGAN
 H.C.C.F. No. V220402

DATE: 8/4/25

SCALE: 1"=60'

SHEET 9 OF 15

FINAL PLAT OF
MUSTANG MEADOWS

OWNER/DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1000 TEXAS TRAIL
GARLAND, TEXAS 75041
214-642-2142

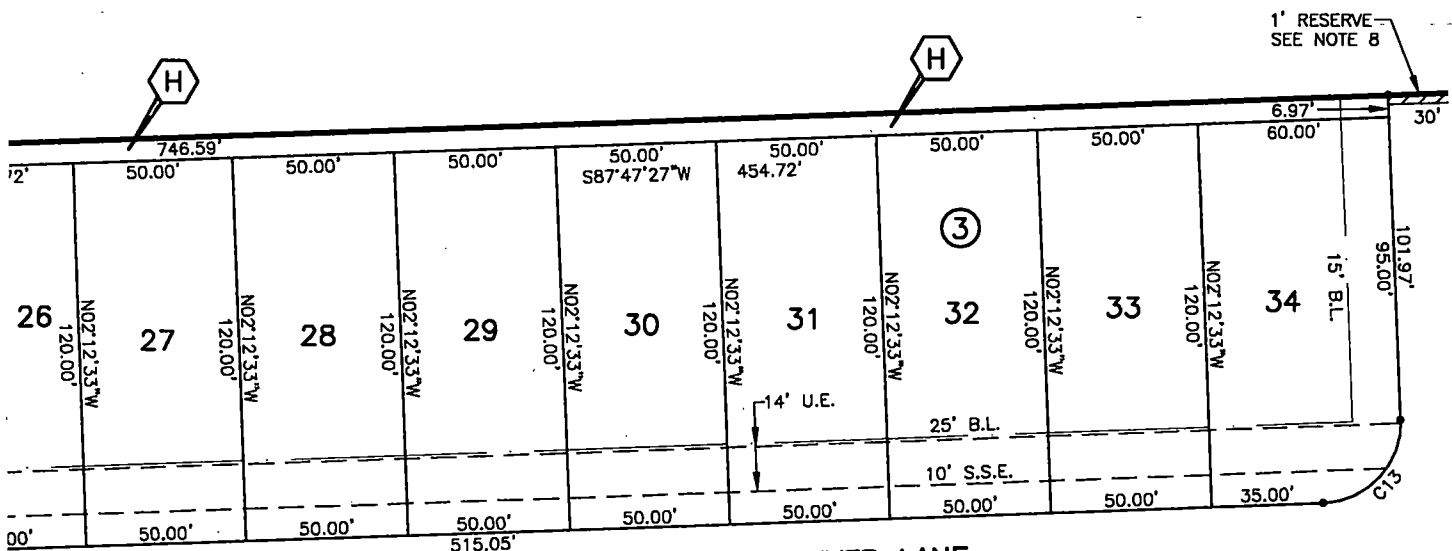
ENGINEER
RG Miller

DCCM
R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

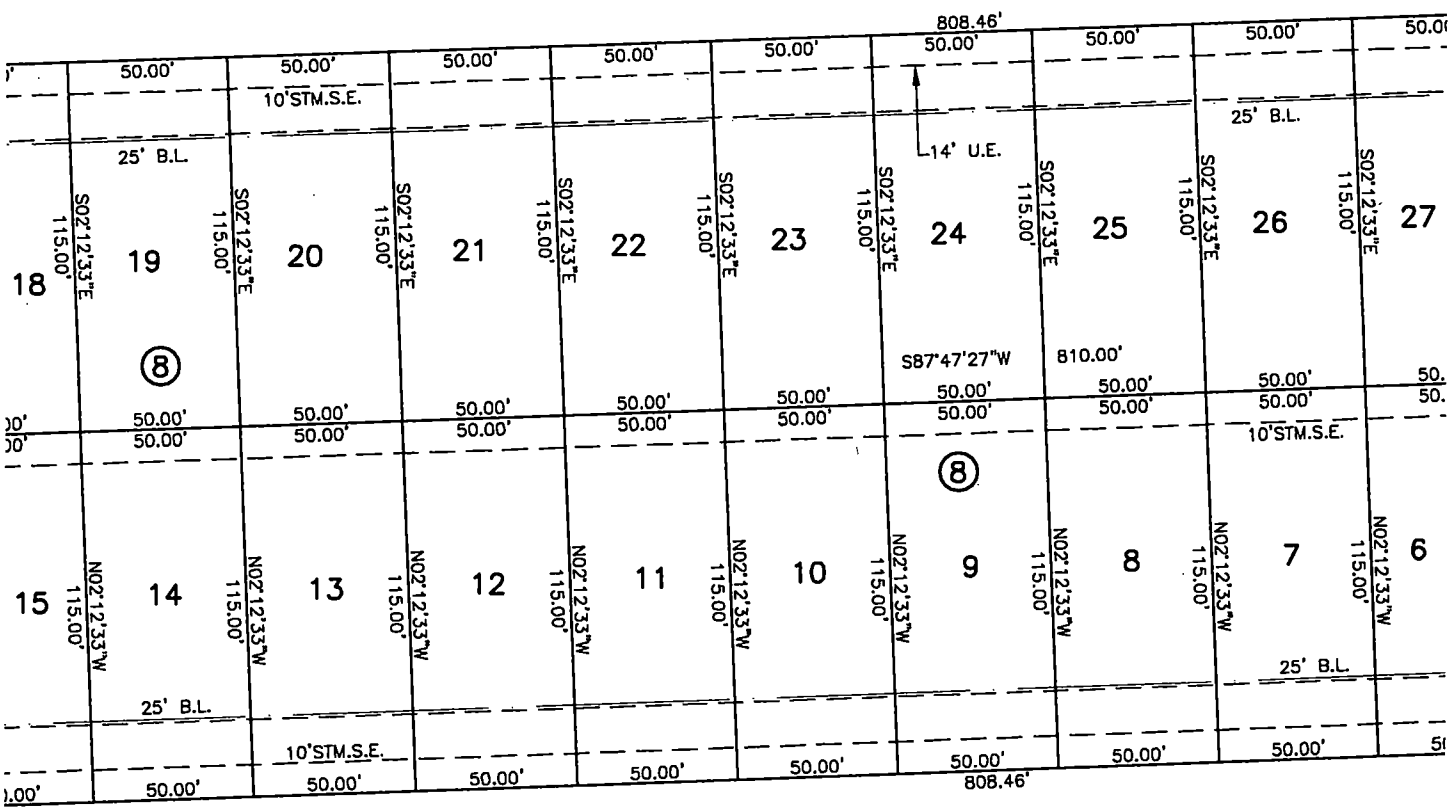
SURVEYOR
MillerSurvey

DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

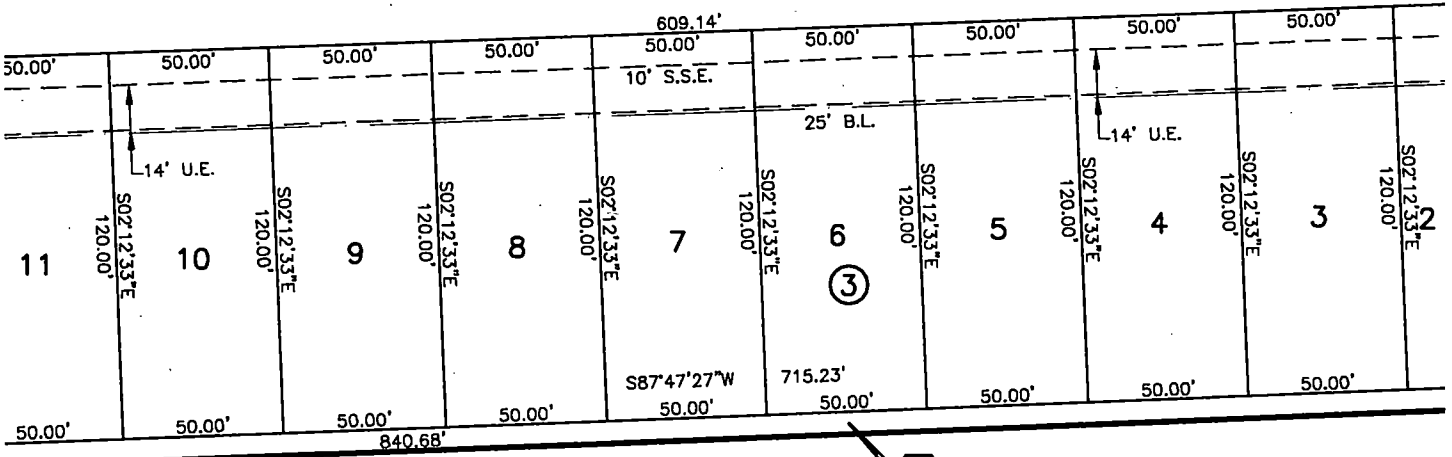
\\MS02\MUSTANG MEADOWS\5003\001_S03_1\CAD\PLAT\5003-001_PLAT_080424_WALLER COUNTY- 6.9 X14.DWG Aug 4, 2025-11:37 AM CHAD MILLER



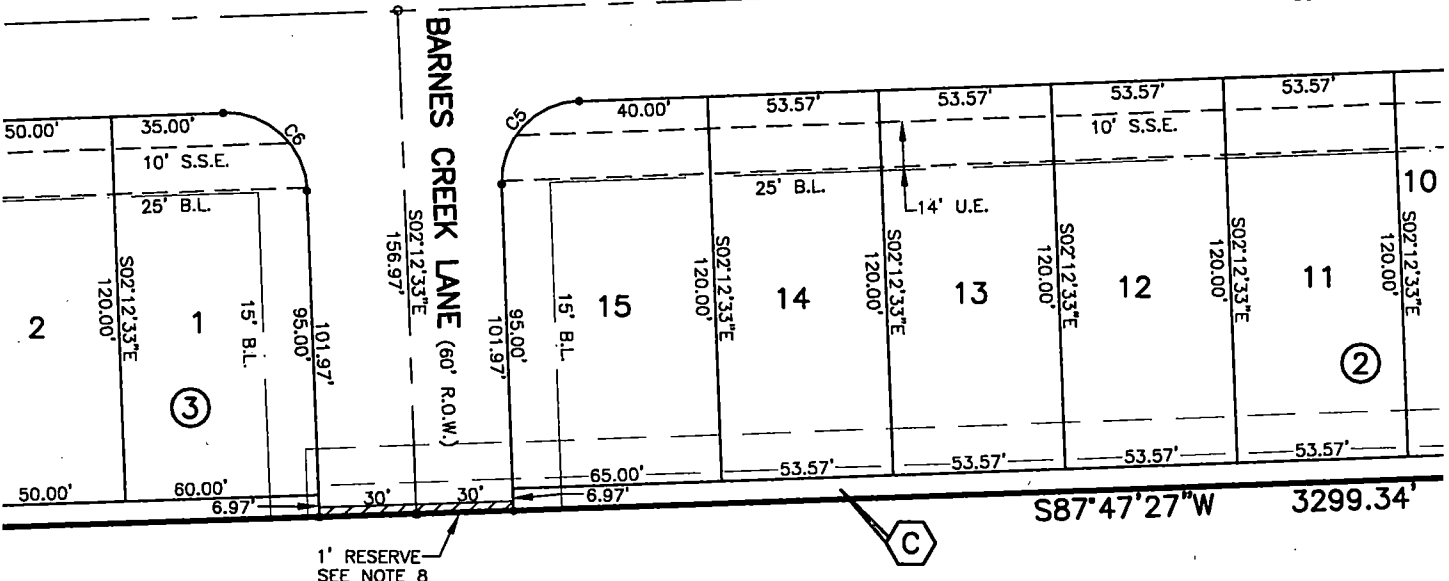
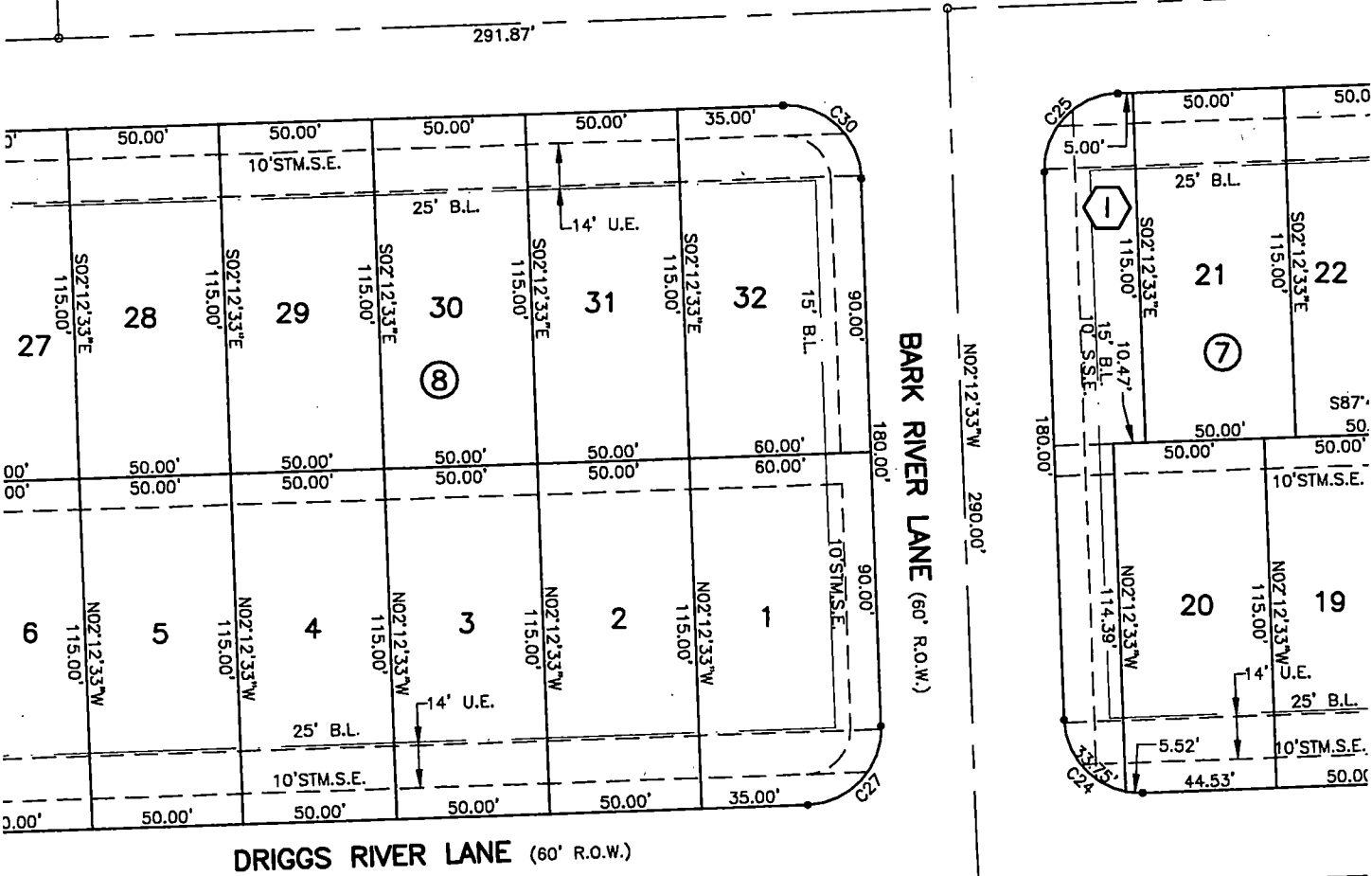
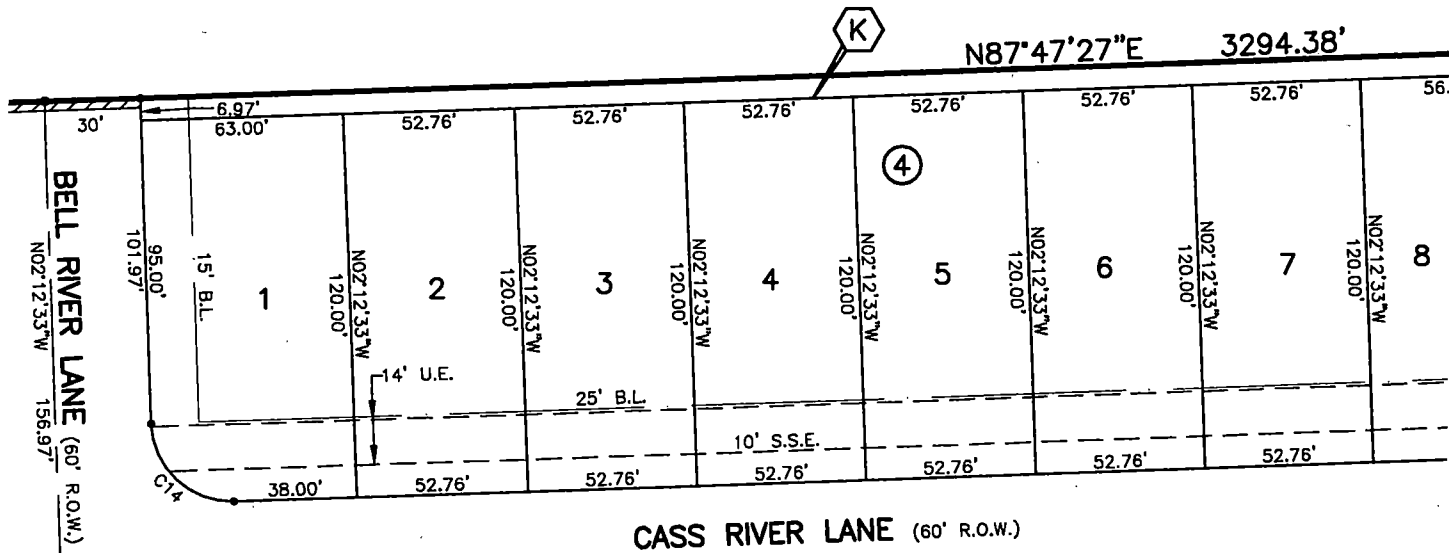
CASS RIVER LANE
(60' R.O.W.)



DRIGGS RIVER LANE (60' R.O.W.)



CALLED 45.7143 ACRES
 WINN DIANE FEHRENKAMP
 H.C.C.F. No. E646456



CALLED 44.428 ACRES
 BILLY H. RAGAN

DATE: 8/4/25
 SCALE: 1"=60'
 SHEET 11 OF 15

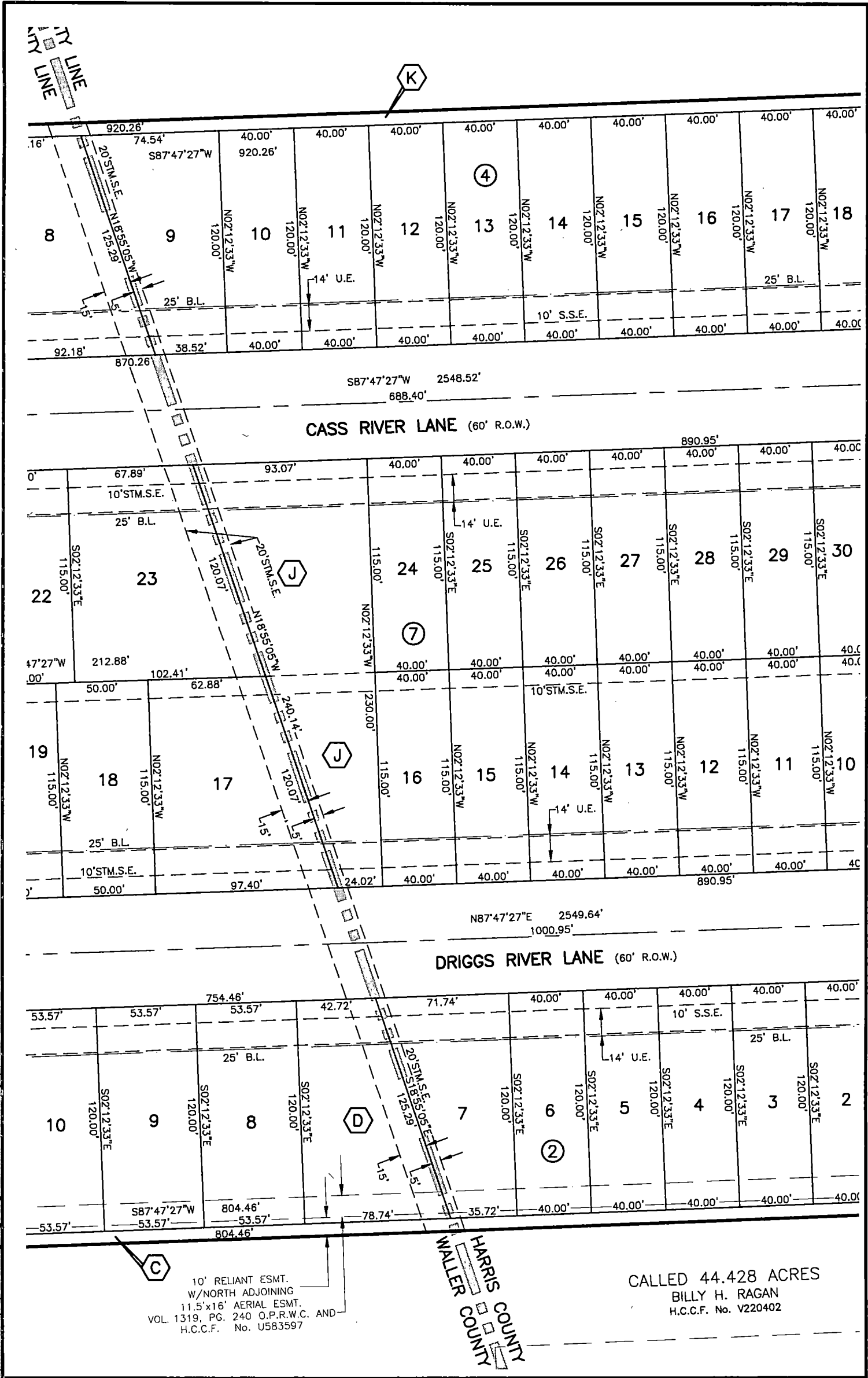
FINAL PLAT OF
 MUSTANG MEADOWS

OWNER/DEVELOPER:
 JBZ MUSTANG MEADOWS, LLC
 A TEXAS LIMITED LIABILITY
 COMPANY
 1038 TEXAS TRAIL
 GRAPEVINE, TEXAS 76051
 281-848-5100

ENGINEER
RG Miller
DCCM
 R.G. Miller Engineers, Inc. 1 TexEng F-487
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SURVEYOR
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DCCM
 Miller Survey 1 Firm Reg. No. 10047100
 1760 W. Sam Houston Pkwy N.
 Houston, TX 77043
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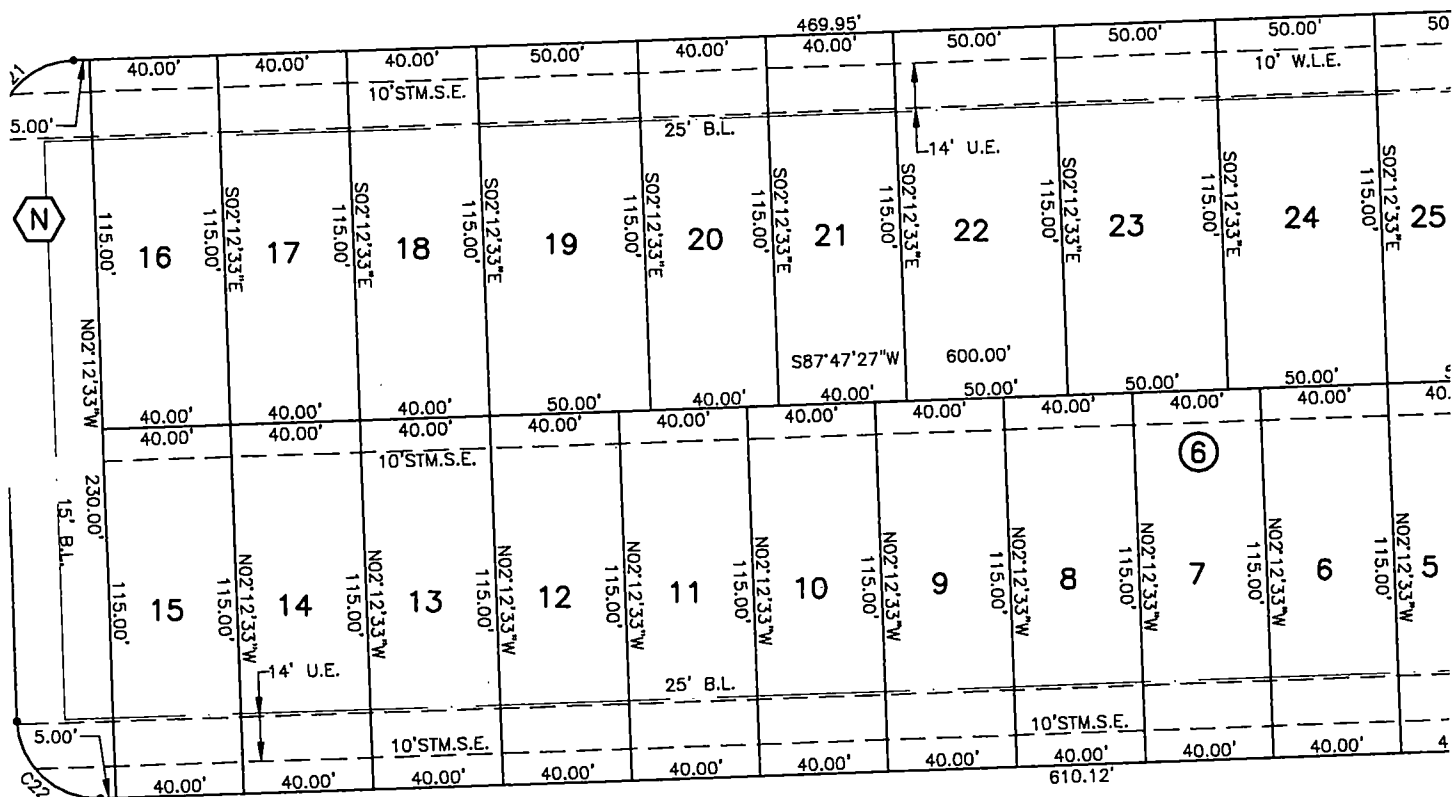
JBZ MUSTANG MEADOWS 5083.00' SEC. 1, T40N, R14E, S08E, 001, PLAT. 060424, WALLER COUNTY, TEXAS, 8/4/2025, 11:13:38 AM CHAD MILLER



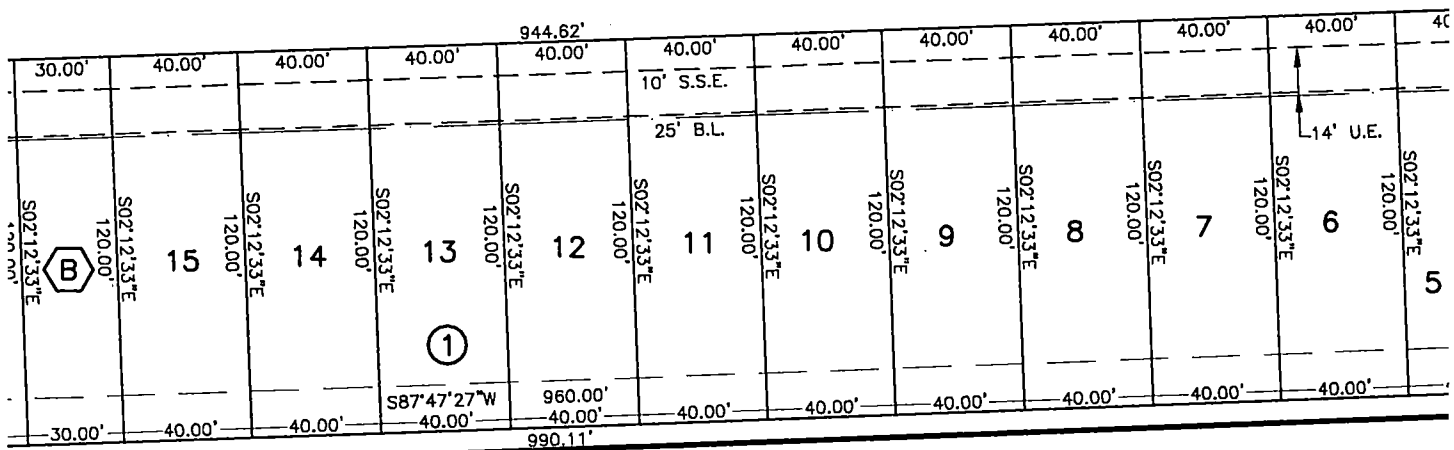
Survey map showing 10 lots (8-18) with dimensions and bearings. A dashed line runs through the lots, with a 14' U.E. (Unsubstantiated Error) noted near lot 10 and a 10' S.S.E. (Substantiated Error) noted near lot 15. A 34' wide area is shown at the bottom left, and a 782.51' distance is marked at the bottom. A north arrow is located in the bottom right corner.

Lot	Dimensions	Bearings	Notes
8	40.00' x 120.00'	N02°12'33"W	
9	40.00' x 120.00'	N02°12'33"W	
10	40.00' x 120.00'	N02°12'33"W	14' U.E.
11	40.00' x 120.00'	N02°12'33"W	
12	40.00' x 120.00'	N02°12'33"W	
13	40.00' x 120.00'	N02°12'33"W	
14	40.00' x 120.00'	N02°12'33"W	
15	40.00' x 120.00'	N02°12'33"W	10' S.S.E.
16	40.00' x 120.00'	N02°12'33"W	
17	40.00' x 120.00'	N02°12'33"W	25' B.L.
18	40.00' x 120.00'	N02°12'33"W	

684.12'



685.23'

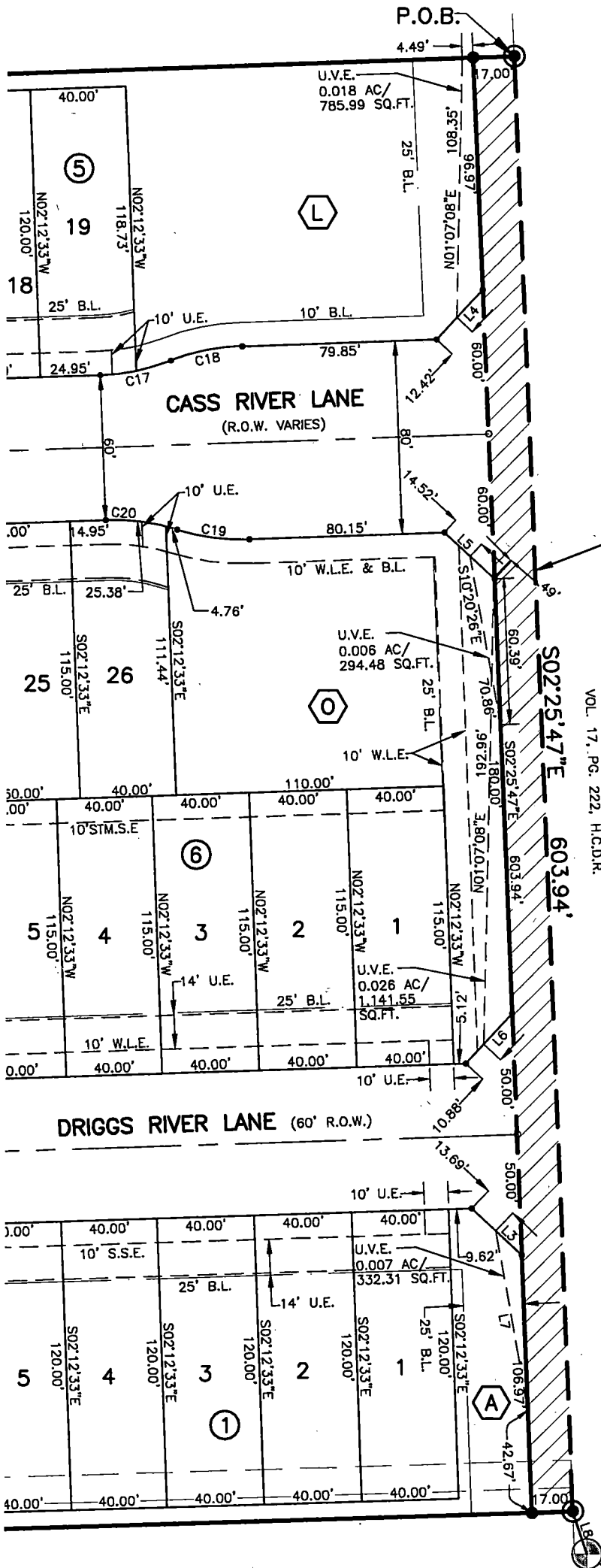


SHEET 14 OF 15

OWNER/ DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-848-5100

ENGINEER
RG Miller
DCCM
Miller Engineers, Inc. | TxEng
1080 Eldridge Parkway Suite 600
Houston, Texas 77077
713.481.9600 | www.txeng.com

SURVEYOR
MillerSurvey
BCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millerSurvey.com



THIS .2357 AC. / 10,267 SQ. FT.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

MATHIS ROAD
CALLED (66' R.O.W.)
HARRIS CO. ENG. DEPT. DWG.
No. 3912 SEC. 1 1984
CALLED (99' R.O.W.)
VOL. 17, PG. 222, H.C.D.R.

CALLED 107.576 ACRES
COVEY RAY NEATHERLIN
AND NINA LOU NEATHERLIN
H.C.C.F. No. R255805

CALLLED 44.428 ACRES
BILLY H. RAGAN
H.C.C.F. No. V220402

BENCHMARK:
TBM "D"
ELEV=253.11'
(NAVD 1988, 2001 ADJ.)

DATE: 8/4/25

SCALE: 1"=60'

SHEET 15 OF 15

FINAL PLAT OF
MUSTANG MEADOWS

OWNER/ DEVELOPER:
JBZ MUSTANG MEADOWS, LLC
A TEXAS LIMITED LIABILITY
COMPANY
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
281-849-5100

ENGINEER
RG Miller
DCCM

R.G. Miller Engineers, Inc. | TrEng F-487
1000 Eldridge Parkway Suite 600,
Houston, Texas 77077
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DCCM

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713-413-1800 | millersurvey.com