

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Dewberry Hills Section One

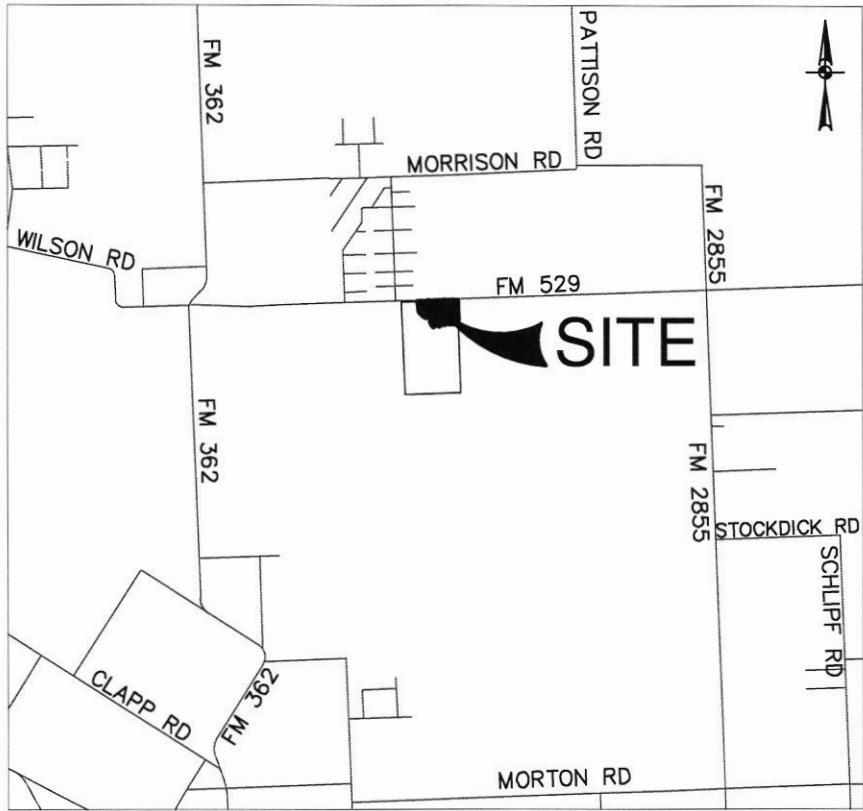
Date: September 2, 2026

Background

Final Plat of Dewberry Hills Section One which consists of 33.33 acres will include 107 Lots, 6 Block and 9 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 403N,P,S&T
ZIP CODE: 77423

FINAL PLAT OF DEWBERRY HILLS SEC 1

A SUBDIVISION OF 33.33 ACRES LOCATED IN THE H. & T.C.R.R. CO.
SURVEY, SECTION 67 ABSTRACT NO. 151
WALLER COUNTY, TEXAS.

107 LOTS 9 RESERVES 6 BLOCKS

AUGUST 2026

OWNER/DEVEPLOPER:
LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8998

JOB NO. 41163-12
DATE AUGUST 2026
DESIGNER
CHECKED DRAWN
SHEET 1 of 7

DEWBERRY HILLS SEC 1
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS
COUNTY OF WALLER

WE, RANDALL PHILLIP AND NICHOLAS SANDOVAL, DIRECTOR OF LAND DEVELOPMENT AND LAND DEVELOPMENT MANAGER RESPECTIVELY, OF LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF FINAL PLAT OF DEWBERRY HILLS SEC 1, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC , THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE 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 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.

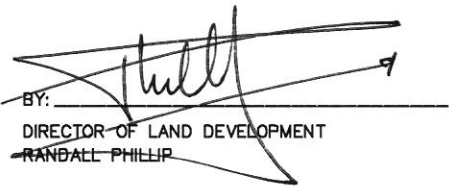
FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (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 THREE 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 FLOOD PLAIN 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 LGI HOMES-TEXAS, LLC A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY RANDALL PHILLIP, ITS DIRECTOR OF LAND DEVELOPMENT, ATTESTED BY NICHOLAS SANDOVAL, ITS LAND DEVELOPMENT MANAGER AND ITS SEAL,
THIS 11 DAY OF August, 2026.

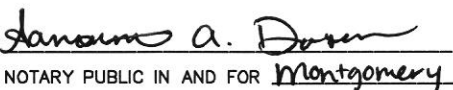
LGI HOMES-TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

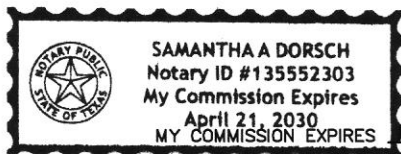
BY: 
DIRECTOR OF LAND DEVELOPMENT
RANDALL PHILLIP

ATTEST: 
LAND DEVELOPMENT MANAGER
NICHOLAS SANDOVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL PHILLIP, DIRECTOR OF LAND DEVELOPMENT AND NICHOLAS SANDOVAL, LAND DEVELOPMENT MANAGER OF LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11 DAY OF August, 2026.


NOTARY PUBLIC IN AND FOR Montgomery COUNTY, TEXAS



April 21, 2030

JOB NO. 41163-12
DATE AUGUST 2026
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 2 of 7

DEWBERRY HILLS SEC 1
WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS
COUNTY OF WALLER

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 THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

J. ROSS McCALL, P.E.,
COUNTY ENGINEER

DATE

CERTIFICATE OF COMMISSIONERS COURT

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2026.

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.

CERTIFICATE OF COUNTY CLERK

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, A.D. 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

JOB NO. 41163-12
DATE AUGUST 2026
DESIGNER _____
CHECKED DRAWN _____
SHEET 3 of 7

DEWBERRY HILLS SEC 1

WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC
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BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-36

APPROVED BY THE BOARD OF SUPERVISORS ON

05.30.2024

DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S 'RULES, REGULATIONS, AND GUIDELINES'. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, AUSTAN LUPHER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

[NO] PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

[NO] PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL #350 OF 425, DATED 02/18/2009.

[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 #350 OF 425, DATED 02/18/2009.

Austan W. Luper 8/5/26

AUSTAN LUPHER

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 6711



JOB NO. 41163-12
DATE AUGUST 2026
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 4 of 7

DEWBERRY HILLS SEC 1
WALLER COUNTY, TEXAS
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METES AND BOUNDS

BEGINNING: AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 212.779 ACRE TRACT, THE NORTHEAST CORNER OF SAID 33.33 ACRE TRACT, THE NORTHWEST CORNER OF A CALLED 641.4 ACRE TRACT OF LAND CONVEYED TO G.J. BOLLINGER LTD. AS DESCRIBED IN A DEED RECORDED IN CLERK'S FILE NO. 990436 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND IN THE SOUTH LINE OF FM 529 HAVING A 120 FOOT WIDE RIGHT OF WAY AS RECORDED IN VOLUME 154, PAGE 289 IN THE DEED RECORDS OF WALLER COUNTY, TEXAS;

THENCE: S 01°59'52"E, ALONG AND WITH THE COMMON LINE OF SAID 212.7803 ACRE TRACT, SAID 33.33 ACRE TRACT AND SAID 641.4 ACRE TRACT, A DISTANCE OF 981.31 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR THE SOUTHEAST CORNER OF SAID 33.33 ACRE TRACT, IN THE EAST LINE OF SAID 212.779 ACRE TRACT AND IN THE WEST LINE OF SAID 641.4 ACRE TRACT;

THENCE: DEPARTING THE WEST LINE OF SAID 641.4 ACRE TRACT, OVER AND ACROSS SAID 212.779 ACRE TRACT THE FOLLOWING COURSES AND DISTANCE:

S 88°00'08" W, A DISTANCE OF 336.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 1°59'52" W, A DISTANCE OF 12.56 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 88°00'08" W, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 1°59'52" W, A DISTANCE OF 8.51 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 88°00'08" W, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 1°59'52" E, A DISTANCE OF 1.65 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A DELTA OF 7°44'30", HAVING A CHORD BEARING AND DISTANCE S 01°52'22" W, 44.55 FEET, FOR AN ARC LENGTH OF 44.59 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 84°15'23" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 88°00'18" W, A DISTANCE OF 139.07 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 41°04'17" W, A DISTANCE OF 92.04 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A DELTA OF 9°57'08", A CHORD BEARING AND DISTANCE OF N 53°54'16" W, 46.84 FEET, FOR AN ARC LENGTH OF 46.90 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 58°52'50" W, A DISTANCE OF 115.57 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 36°46'25" W, A DISTANCE OF 55.27 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 55°25'38" W, A DISTANCE OF 121.37 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET AND A DELTA OF 73°15'46", HAVING A CHORD BEARING AND DISTANCE OF N 23°22'29" W, 220.77 FEET, FOR AN ARC LENGTH OF 236.56 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

NORTHEASTERLY, ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1460.00 FEET AND A DELTA OF 1°29'28", HAVING A CHORD BEARING N 14°00'08" E, DISTANCE OF 37.99 FEET, FOR AN ARC DISTANCE OF 38.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 14°44'52" E, A DISTANCE OF 153.75 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 75°15'08" W, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET AND A DELTA OF 87°09'27", HAVING A CHORD BEARING AND DISTANCE OF N 28°49'52" W, DISTANCE OF 41.36 FEET, FOR AN ARC LENGTH OF 45.64 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

NORTHWESTERLY, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A DELTA OF 8°07'25", HAVING A CHORD BEARING AND DISTANCE OF N 68°20'53" W, DISTANCE OF 89.25 FEET, FOR AN ARC LENGTH OF 89.32 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

SOUTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A DELTA OF 102°50'11", HAVING A CHORD BEARING AND DISTANCE OF S 64°17'44" W, DISTANCE OF 39.09 FEET, FOR AN ARC LENGTH OF 44.87 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

S 12°52'38" W, A DISTANCE OF 76.95 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 77°07'22" W, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 54°13'38" W, A DISTANCE OF 106.54 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 48°50'51" W, A DISTANCE OF 135.19 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 41°07'26" W, A DISTANCE OF 90.82 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER,

N 12°16'03" W, A DISTANCE OF 211.21 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER, AND

N 2°07'01" W, A DISTANCE OF 232.00 FEET TO A 5/8 INCH IRON ROD TO BE SET FOR CORNER IN THE NORTH LINE OF SAID 212.779 ACRE TRACT, THE NORTHWEST CORNER OF SAID 33.33 ACRE TRACT, AND IN THE SOUTH RIGHT OF WAY LINE OF SAID FM 529;

THENCE: N 87°52'59" E, ALONG AND WITH THE COMMON LINE OF SAID 212.779 ACRE TRACT, SAID 33.33 ACRE TRACT AND SAID FM 529, A DISTANCE OF 1675.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.33 ACRES IN WALLER COUNTY, TEXAS.

JOB NO. 41163-12
DATE AUGUST 2026
DESIGNER
CHECKED DRAWN
SHEET 5 of 7

DEWBERRY HILLS SEC 1

WALLER COUNTY, TEXAS
OWNER/DEVELOPER: LGI HOMES-TEXAS, LLC
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PAPE-DAWSON

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SHEET 7 OF 7

NOTES:

- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL LOTS HAVE A MINIMUM INTERIOR SIDE BUILDING LINE OF FIVE (5) FEET MEASURED FROM PROPERTY LINE.
- THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN. ALL 14 FOOT UTILITY EASEMENTS SHOWN EXTEND 7 FOOT ON EACH SIDE OF A COMMON LOT LINE UNLESS OTHERWISE INDICATED.
- ALL COORDINATES SHOWN ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR OF 0.9998700169.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TXSC 4204), NAD-83, AND THE PROJECT COORDINATES WERE DETERMINED WITH GPS OBSERVATIONS. ALL OF THE DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
- A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL DWELLINGS.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
- THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED), ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FIRM PANEL 48473C0350E, DATED FEBRUARY 18, 2009.
- CENTERPOINT ENERGY HAS RIGHTS TO PLACE GAS AND ELECTRIC INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENTS RECORDED UNDER W.C.C.F. NO.: 2811325.
- 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.
- OWNER RESPONSIBILITIES
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 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 LGI HOMES-TEXAS,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
E. THE MINIMUM SLAB ELEVATION SHALL BE TWENTY-FOUR INCHES (24") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT.
F. NO PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE BOUNDARIES OF THE PLAT.
16. IN A SUBDIVISION THAT IS NOT SERVED BY FIRE HYDRANTS AS PART OF A CENTRALIZED WATER SYSTEM CERTIFIED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AS MEETING MINIMUM STANDARDS FOR WATER UTILITY SERVICE, THE COMMISSIONERS COURT MAY REQUIRE A LIMITED FIRE SUPPRESSION SYSTEM THAT REQUIRES A DEVELOPER TO CONSTRUCT:
A. FOR A SUBDIVISION OF FEWER THAN 50 HOUSES, 2,500 GALLONS OF STORAGE, OR
B. FOR A SUBDIVISION OF 50 OR MORE HOUSES, 2,500 GALLONS OF STORAGE WITH A CENTRALIZED WATER SYSTEM OR 5,000 GALLONS OF STORAGE.

LINE TABLE		
LINE #	BEARING	LENGTH
1.1	N 1/4° 50' 57" W	12.96'
1.2	S 88° 00' 00" W	105.00'
1.3	N 1° 50' 57" W	8.51'
1.4	S 88° 00' 00" W	105.00'
1.5	S 1° 50' 57" E	1.85'
1.6	N 89° 10' 23" W	80.00'
1.7	S 88° 00' 00" W	126.27'
1.8	S 41° 54' 17" W	82.04'
1.9	N 88° 00' 00" E	115.57'
1.10	S 38° 48' 23" W	35.27'
1.11	S 55° 29' 38" W	121.27'
1.12	N 70° 10' 00" W	80.00'
1.13	N 11° 52' 38" W	16.50'
1.14	N 71° 02' 22" W	80.00'
1.15	S 54° 12' 38" W	106.54'
1.16	N 48° 00' 00" W	130.19'
1.17	N 41° 07' 00" W	80.87'
1.18	N 44° 43' 57" W	37.87'
1.19	N 67° 32' 24" W	52.85'
1.20	N 65° 49' 00" E	34.87'

LINE TABLE		
LINE #	BEARING	LENGTH
1.21	S 41° 54' 17" W	22.00'
1.22	S 12° 52' 38" W	80.84'
1.23	N 4° 52' 50" E	11.80'
1.24	N 88° 00' 00" E	117.30'
1.25	S 1° 50' 42" E	23.00'
1.26	S 88° 00' 00" W	126.44'
1.27	N 88° 00' 00" E	35.87'
1.28	S 21° 07' 00" W	3.68'
1.29	N 1° 50' 42" W	91.67'
1.30	S 88° 00' 00" W	22.00'
1.31	N 1° 50' 42" W	91.67'
1.32	N 21° 07' 00" E	3.68'
1.33	N 1° 50' 42" W	15.00'
1.34	S 88° 00' 00" W	126.53'
1.35	S 1° 50' 42" E	22.00'
1.36	S 88° 00' 00" W	130.67'
1.37	S 88° 00' 00" W	130.67'
1.38	S 88° 00' 00" W	130.67'
1.39	S 1° 50' 42" E	22.00'
1.40	S 88° 00' 00" W	130.67'

LINE TABLE		
LINE #	BEARING	LENGTH
1.41	S 88° 00' 00" W	15.00'
1.42	N 70° 00' 00" W	142.75'
1.43	S 1° 48' 30" W	22.00'
1.44	S 75° 00' 00" E	144.20'
1.45	N 70° 00' 00" W	15.00'
1.46	N 67° 00' 00" E	91.92'
1.47	S 70° 48' 24" W	130.81'
1.48	S 1° 11' 30" E	22.00'
1.49	N 70° 48' 24" E	135.98'
1.50	S 70° 48' 24" W	15.00'
1.51	N 67° 00' 00" E	91.92'
1.52	S 70° 31' 17" W	25.45'
1.53	N 69° 00' 00" W	24.84'

RESERVE TABLE		
RESERVE	AREA	PURPOSE
(A)	2.093 AC / 91,172 SQFT	DRAINAGE, DETENTION PURPOSES ONLY
(B)	4.997 AC / 217,675 SQFT	DRAINAGE, DETENTION PURPOSES ONLY
(C)	0.082 AC / 3,585 SQFT	LANDSCAPE, OPEN SPACE PURPOSES ONLY
(D)	1.061 AC / 46,237 SQFT	WATER PLANT, OPEN SPACE PURPOSES ONLY
(E)	0.080 AC / 3,497 SQFT	LANDSCAPE, OPEN SPACE PURPOSES ONLY
(F)	0.098 AC / 4,195 SQFT	LANDSCAPE, OPEN SPACE PURPOSES ONLY
(G)	0.274 AC / 11,953 SQFT	LANDSCAPE, OPEN SPACE PURPOSES ONLY
(H)	0.847 AC / 36,884 SQFT	LANDSCAPE, OPEN SPACE PURPOSES ONLY
(I)	2.184 AC / 95,124 SQFT	DRAINAGE, DETENTION PURPOSES ONLY
	TOTAL:	11,714 AC / 510,322 SQFT

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	330.00'	7° 44' 30"	S 1° 50' 57" W	44.50'
C2	330.00'	8° 57' 00"	N 53° 54' 18" W	46.84'
C3	185.00'	13° 15' 48"	N 22° 22' 18" W	220.17'
C4	1460.00'	1° 30' 28"	S 1° 50' 57" W	31.89'
C5	36.00'	81° 00' 00"	N 82° 14' 00" W	41.36'
C6	830.00'	8° 57' 00"	N 82° 00' 00" W	88.25'
C7	25.00'	102° 50' 11"	S 81° 14' 42" W	38.20'
C8	1500.00'	18° 51' 57"	N 81° 00' 00" E	430.83'
C9	830.00'	4° 34' 30"	S 88° 00' 00" E	47.89'
C10	305.00'	90° 07' 00"	N 47° 00' 00" W	425.11'
C11	305.00'	15° 00' 00"	N 31° 17' 00" E	81.80'
C12	800.00'	17° 58' 00"	S 81° 00' 00" W	581.17'
C13	48.00'	90° 07' 00"	N 47° 00' 00" W	88.37'
C14	305.00'	7° 44' 30"	N 1° 50' 22' E	40.50'
C15	305.00'	13° 15' 30"	N 47° 14' 41" E	88.75'
C16	50.00'	88° 00' 00"	S 23° 00' 00" E	51.30'
C17	305.00'	87° 15' 00"	N 52° 54' 18" W	52.34'
C18	305.00'	12° 50' 00"	S 9° 17' 42" W	87.27'
C19	35.00'	90° 00' 00"	S 42° 52' 38" W	46.50'
C20	1540.00'	4° 18' 50"	S 21° 15' 17" W	128.78'
C21	36.00'	81° 52' 00"	S 42° 43' 28" E	43.48'
C22	25.00'	41° 00' 00"	N 51° 10' 00" E	33.10'
C23	35.00'	90° 07' 00"	N 47° 00' 00" W	48.00'
C24	35.00'	88° 52' 31"	S 42° 58' 33" W	48.43'

EXISTING EASEMENTS	
1	8.462 AC BROOKSHIRE-KATY DRAINAGE DISTRICT ACCESS EASEMENT WCCF NO 2401293
2	8.462 AC WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO 58 DRAINAGE EASEMENT WCCF NO 2313921
3	THREE 150' RADIUS SANITARY CONTROL EASEMENTS WCCF NO 2811325
4	47' DRAINAGE EASEMENT VOL 154, PG 287 WCDR
5	14.303 AC DETENTION EASEMENT WCCF NO 2306865 & 2309788
6	120' DRAINAGE EASEMENT WCCF NO 2405373
7	7' UTILITY EASEMENTS WCCF NO 2607441
8	3' UTILITY EASEMENTS WCCF NO 2607441
9	VARIABLE WIDTH SANITARY SEWER EASEMENT WCCF NO 2607888
10	10' WATERLINE EASEMENT WCCF NO 2607889
11	VARIABLE WIDTH STORM SEWER EASEMENT WCCF NO 2607890
12	24' WATERLINE EASEMENT WCCF NO 2607991
13	VARIABLE WIDTH STORM SEWER EASEMENT WCCF NO 2607992
14	10' WATERLINE EASEMENT WCCF NO 2607987
15	28' ACCESS EASEMENT WCCF NO 2607886
16	40' BROOKSHIRE-KATY DRAINAGE DISTRICT & WALLER COUNTY DRAINAGE CHANNEL RIGHT OF WAY EASEMENT VOL 180, PG 632, AND VOL 154, PG 287 WCDR

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	35.00'	7° 43' 30"	S 24° 10' 34" E	36.10'
C26	35.00'	8° 28' 18"	S 48° 50' 00" W	40.01'
C27	1840.00'	9° 30' 00"	S 9° 50' 23" W	148.74'
C28	36.00'	88° 14' 30"	S 28° 56' 17" E	43.11'
C29	35.00'	28° 37' 00"	N 74° 24' 18" E	11.91'
C30	1439.00'	14° 33' 00"	S 67° 53' 27" E	133.91'
C31	35.00'	28° 37' 00"	S 11° 18' 48" W	11.91'
C32	35.00'	90° 07' 00"	N 47° 00' 00" W	35.30'
C33	35.00'	90° 00' 00"	S 42° 52' 38" W	36.27'
C34	35.00'	90° 00' 00"	N 47° 00' 00" W	35.30'
C35	35.00'	90° 47' 48"	S 54° 56' 52" W	36.89'
C36	35.00'	7° 31' 11"	N 18° 48' 30" W	30.89'
C37	35.00'	28° 37' 18"	N 18° 48' 30" W	11.91'
C38	75.00'	224° 30' 42"	S 73° 00' 30" E	129.63'
C39	35.00'	87° 36' 24"	S 2° 00' 00" E	33.00'
C40	35.00'	18° 30' 45"	N 68° 22' 22" E	43.01'
C41	1460.00'	12° 50' 00"	N 23° 14' 41" E	309.34'
C42	35.00'	89° 58' 31"	N 47° 00' 00" W	48.50'
C43	391.33'	83° 02' 30"	N 42° 17' 38" W	386.31'
C44	24.00'	33° 00' 00"	S 14° 32' 44" W	13.68'
C45	48.00'	13° 00' 00"	N 10° 33' 41" E	36.17'
C46	263.00'	4° 57' 00"	S 11° 13' 52" W	31.54'
C47	35.00'	89° 58' 31"	S 23° 00' 00" E	22.92'
C48	35.00'	4° 48' 31"	N 26° 56' 41" E	16.26'



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 403N,P,S&T
ZIP CODE: 77423

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- ⌈ BLOCK SYMBOL
- △ RESERVE SYMBOL
- ◇ EXISTING EASEMENT SYMBOL
- AC ACRE
- BL BUILDING LINE
- R RADIUS
- SSS SANITARY SEWER EASEMENT
- STMS STORM SEWER EASEMENT
- UE UTILITY EASEMENT
- WCCF NO WALLER COUNTY CLERK'S FILE NUMBER
- WCDR WALLER COUNTY DEED RECORDS
- WLE WATER LINE EASEMENT

FINAL PLAT OF DEWBERRY HILLS SEC 1

A SUBDIVISION OF 33.33 ACRES LOCATED IN THE H. & T.C.R.R. CO.
SURVEY, SECTION 67 ABSTRACT NO. 151
WALLER COUNTY, TEXAS.

107 LOTS 9 RESERVES 6 BLOCKS

AUGUST 2026

OWNER/DEVELOPER:
LGI HOMES-TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLAND, TEXAS 77380
TEL 281-262-6988

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713-428-2409
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

SHEET 6 OF 7