

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Azalea Section 1

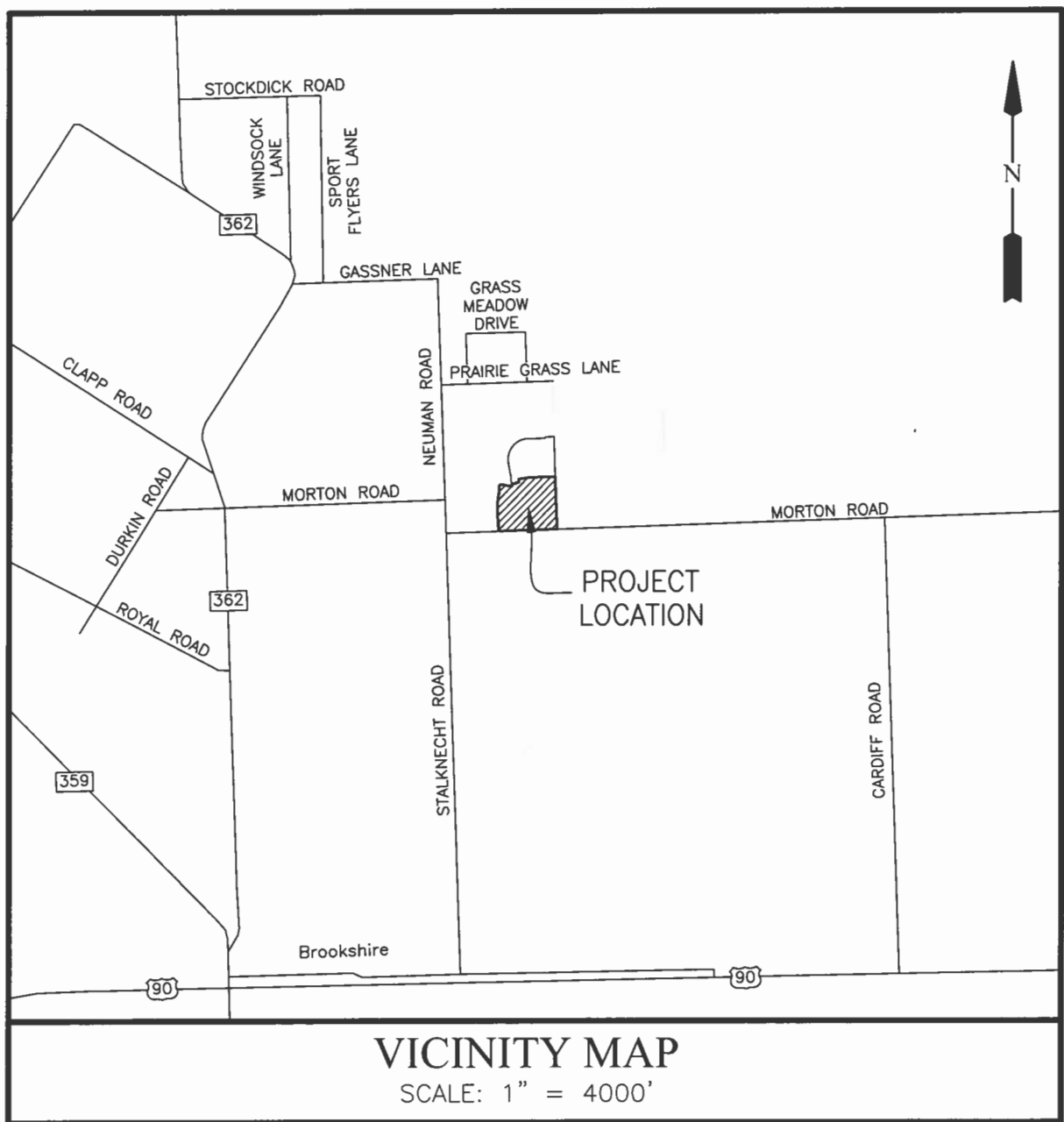
Date: November 12, 2025

Background

Final Plat of Azalea Section 1 which consists of 39.125 acres will include 124 Lots, 7 Blocks and 8 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



KEY MAP NO. 442K

FINAL PLAT AZALEA SECTION 1

A SUBDIVISION OF 39.125 ACRES OF LAND SITUATED IN
THE T.S. REESE SURVEY, ABSTRACT NUMBER 328,
WALLER COUNTY, TEXAS.

124 LOTS 8 RESERVES (13.539 ACRES) 7 BLOCKS

AUGUST 19, 2025

JOB NO. 2772-0021.310

OWNER/DEVELOPER:

MAPLE GROVE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

1333 WEST LOOP SOUTH, SUITE 910, HOUSTON, TX, 77027

PHONE: (713) 380-1636 EMAIL: RUSS@MAPLEDEVELOPMENTGROUP.COM

SURVEYOR:

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com

ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S

Suite 600

Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026

FRN - F-1386

STATE OF TEXAS
COUNTY OF WALLER

WE, ITIEL KAPLAN AND LOREAL SILCOTT, PRESIDENT AND OFFICE MANAGER RESPECTIVELY, OF MAPLE GROVE DEVELOPMENT LLC, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF AZALEA SECTION 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 THE 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF AZALEA SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 B3 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 FLOOD PLAIN 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 MAPLE GROVE DEVELOPMENT, LLC, A TEXAS 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 MAPLE GROVE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY ITIEL KAPLAN, ITS PRESIDENT, ATTESTED BY ITS LOREAL SILCOTT, OFFICE MANAGER, AND ITS SEAL, THIS 28 DAY OF August, 2025, A.D.

MAPLE GROVE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: TEXAS MAPLE GROVE HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY MAPLE GROVE GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY MAPLE X INC.
A TEXAS CORPORATION

BY: Itiel Kaplan
ITIEL KAPLAN, PRESIDENT

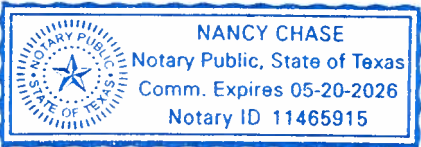
ATTEST: Loreal Silcott
LOREAL SILCOTT, OFFICE MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ITIEL KAPLAN, PRESIDENT AND LOREAL SILCOTT, OFFICE MANAGER OF MAPLE GROVE DEVELOPMENT, LLC, A TEXAS LIMITED PARTNERSHIP, 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 28 DAY OF August 2025, A.D.

Nancy Chase
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FINAL PLAT
AZALEA SECTION 1
JOB NO. 2772-0021.310
SHEET 2 OF 24

THIS IS TO CERTIFY THAT I, JOHN MARK OTTO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS 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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

ALL PORTIONS OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL NO. 48473C0350E, DATED FEBRUARY 18, 2009.

ALL PORTIONS OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL NO. 48473C0350E, DATED FEBRUARY 18, 2009.

John Mark Otto 8-20-2025
JOHN MARK OTTO, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6672

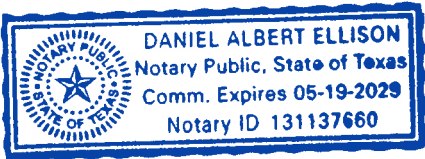


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN MARK OTTO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

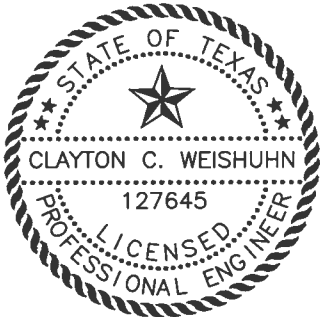
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20TH DAY OF AUGUST, 2025, A.D.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, CLAYTON C. WEISHUHN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

[Signature]
CLAYTON C. WEISHUHN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127645

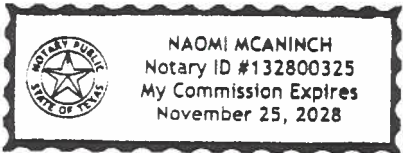
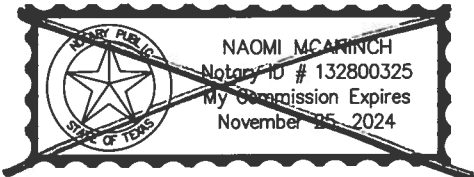


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON C. WEISHUHN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF August, 2025, A.D.

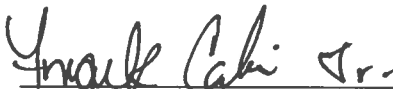
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



APPROVED BY CITY COUNCIL OF CITY OF PATTISON, TEXAS, THIS 11 DAY
OF September, 20 25.

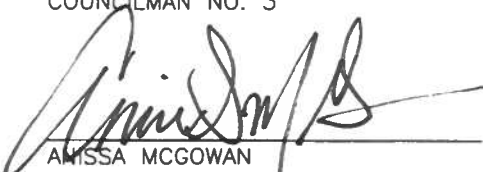

DAPHNEY KIRBY
MAYOR


JOE GARCIA
COUNCILMAN NO. 1


FRANK COBIO, JR.
COUNCILMAN NO. 2

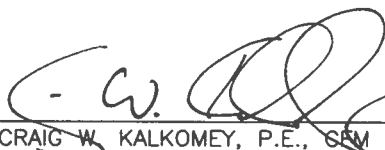

RANDALL FLOWERS
COUNCILMAN NO. 3


WESLEY "SANDY" BULLER
MAYOR PRO TEM - COUNCILMAN NO. 4


AMSSA MCGOWAN
COUNCILMAN NO. 5

I, CRAIG W. KALKOMEY, CITY ENGINEER OF CITY OF PATTISON, CERTIFY THAT THE PLAT OF THIS
SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF CITY OF PATTISON.

9/11/2025
DATE


CRAIG W. KALKOMEY, P.E., CEM
CITY ENGINEER

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-46

APPROVED BY THE BOARD OF SUPERVISORS ON 08/12/2025
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.

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

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,
THIS _____ DAY OF _____, 20____, A.D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

KENDRIC D. JONES
PRECINCT 3, COUNTY COMMISSIONER

WALTER E. SMITH, P.E., R.P.L.S.
PRECINCT 2, COUNTY COMMISSIONER

JUSTIN BECKENDORFF
PRECINCT 4, COUNTY COMMISSIONER

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 _____ 20____, A.D. AT _____ O'CLOCK _____. M, IN INSTRUMENT NUMBER _____, 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

METES AND BOUNDS:

BEING A TRACT OF LAND CONTAINING 39.125 ACRES (1,704,287 SQUARE FEET) LOCATED IN THE T.S. REESE SURVEY, ABSTRACT NUMBER (NO.) 328 IN WALLER COUNTY TEXAS; SAID 39.125 ACRE TRACT BEING A PORTION OF A CALLED 257.540 ACRE TRACT RECORDED IN THE NAME OF MAPLE GROVE DEVELOPMENT, LLC IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2114577; SAID 39.125 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A 1-INCH IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF MORTON ROAD (60-FEET WIDE PER OCCUPATION), BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 317.3080 ACRE TRACT RECORDED IN THE NAME OF MORTON RD PROPERTY, UNDER W.C.C.F. NO. 1900318, BEING ON THE NORTH LINE OF A CALLED 20.000 ACRE TRACT RECORDED IN THE NAME OF BIN HAO AND WIFE, GUANG-XIA QIU, UNDER WALLER COUNTY DEED RECORD (W.C.D.R.) VOL. 1023, PG. 453, AND MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 257.540 ACRE TRACT, (FROM WHICH A COTTON SPINDLE FOUND IN ASPHALT AT THE SOUTHWEST CORNER OF A CALLED 15.000 ACRE TRACT RECORDED IN THE NAME OF MAPLE GROVE SQUARE, UNDER W.C.C.F. NO. 2114558, BEARS SOUTH 87 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,639.75 FEET);

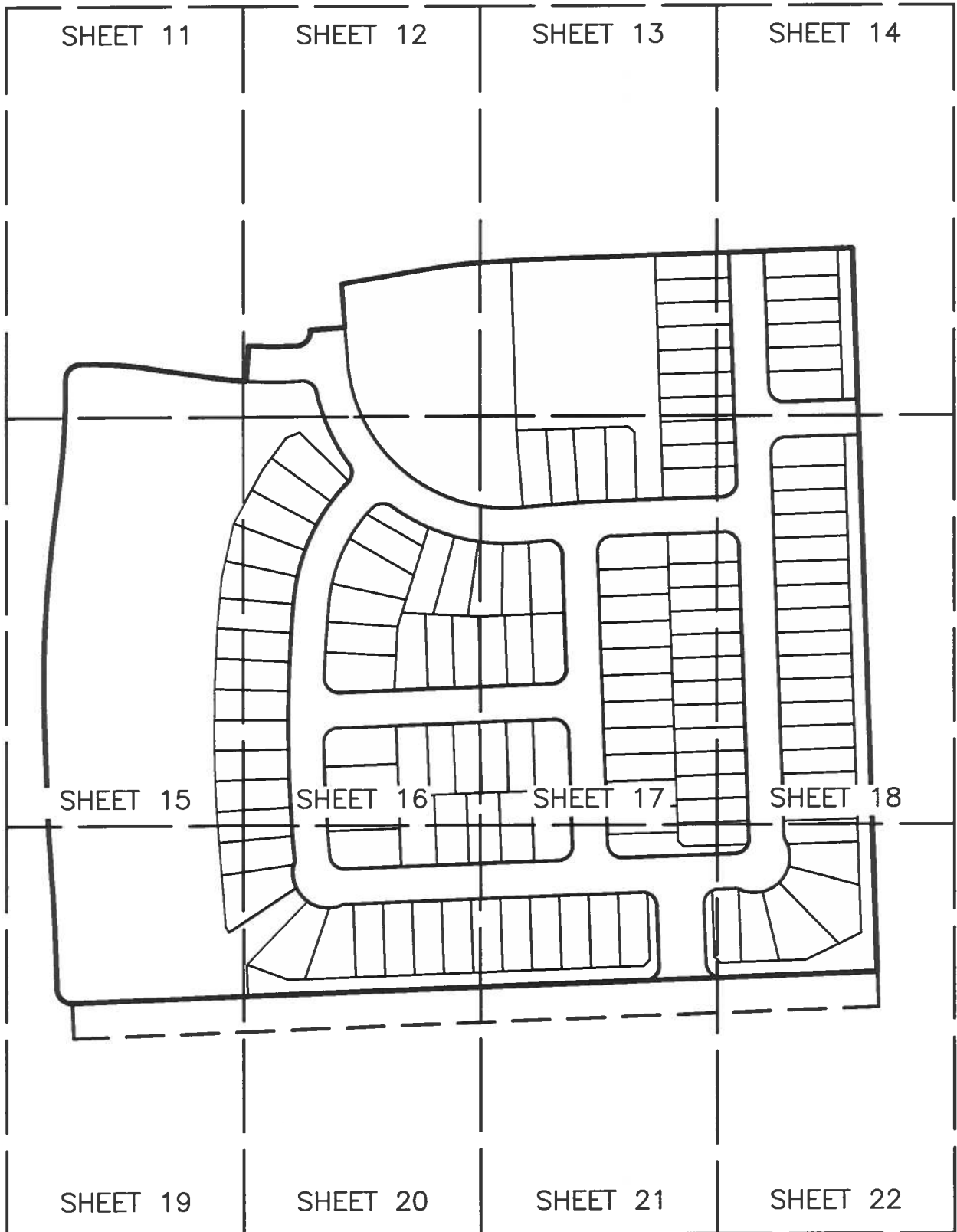
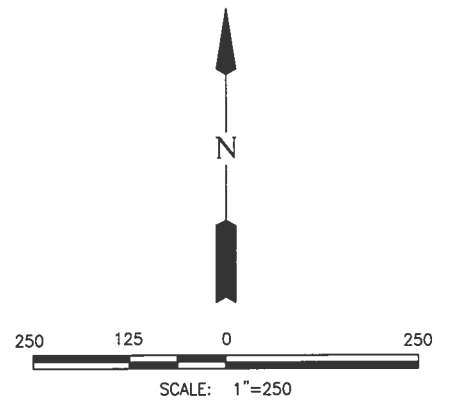
THENCE, WITH THE LINE COMMON TO SAID 257.540 ACRE TRACT, SAID 20.000 ACRE TRACT, AND ALSO ALONG THE NORTH LINE OF THE REMAINDER OF A CALLED 50.026 ACRE TRACT RECORDED IN THE NAME OF FULL BLESSING INVESTMENTS, LP, UNDER W.C.D.R. VOL. 858, PG. 400, SOUTH 87 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 1,367.42 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 257.540 ACRE TRACT, AND WITH THE LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWENTY-SIX (26) COURSES:

1. NORTH 02 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 47 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
3. NORTH 02 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 108.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
4. 33.46 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 01 SECONDS AND A CHORD THAT BEARS NORTH 03 DEGREES 01 MINUTES 52 SECONDS WEST, A DISTANCE OF 33.46 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
5. NORTH 03 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 116.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
6. 33.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 01 SECONDS AND A CHORD THAT BEARS NORTH 03 DEGREES 01 MINUTES 52 SECONDS WEST, A DISTANCE OF 33.46 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
7. NORTH 02 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 158.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
8. 320.75 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,960.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 35 SECONDS AND A CHORD THAT BEARS NORTH 02 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 320.39 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
9. NORTH 07 DEGREES 18 MINUTES 13 SECONDS EAST, A DISTANCE OF 78.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
10. 188.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 29 MINUTES 31 SECONDS AND A CHORD THAT BEARS NORTH 03 DEGREES 33 MINUTES 28 SECONDS EAST, A DISTANCE OF 188.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
11. 38.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 45 MINUTES 47 SECONDS AND A CHORD THAT BEARS NORTH 44 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
12. 114.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 48 MINUTES 11 SECONDS AND A CHORD THAT BEARS SOUTH 86 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 114.49 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
13. SOUTH 81 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 111.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
14. 58.03 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 16 SECONDS AND A CHORD THAT BEARS SOUTH 83 DEGREES 53 MINUTES 57 SECONDS EAST, A DISTANCE OF 58.01 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
15. NORTH 03 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
16. 80.96 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 55 MINUTES 25 SECONDS AND A CHORD THAT BEARS SOUTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 80.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
17. 39.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91 DEGREES 16 MINUTES 38 SECONDS AND A CHORD THAT BEARS NORTH 41 DEGREES 15 MINUTES 40 SECONDS EAST, A DISTANCE OF 35.75 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
18. NORTH 85 DEGREES 37 MINUTES 21 SECONDS EAST, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
19. NORTH 04 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 56.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
20. 17.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 12 SECONDS AND A CHORD THAT BEARS NORTH 04 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 17.51 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
21. NORTH 80 DEGREES 29 MINUTES 46 SECONDS EAST, A DISTANCE OF 132.32 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
22. NORTH 80 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 44.57 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
23. NORTH 83 DEGREES 02 MINUTES 47 SECONDS EAST, A DISTANCE OF 44.15 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
24. NORTH 86 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 88.65 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
25. NORTH 88 DEGREES 04 MINUTES 34 SECONDS EAST, A DISTANCE OF 561.00 FEET TO THE WEST LINE OF SAID REMAINDER OF A CALLED 317.3080 ACRE TRACT, THE MOST SOUTHERLY EAST LINE OF SAID 257.540 ACRE TRACT, AND AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
26. WITH THE LINE COMMON TO SAID 257.540 ACRE TRACT, AND SAID REMAINDER OF A CALLED 317.3080 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, SOUTH 01 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,289.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.125 ACRES (1,704,287 SQUARE FEET) OF LAND.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A PROJECT SCALE FACTOR OF: 0.9998940015, AS PER GPS OBSERVATIONS.
2. PROJECT BENCHMARK:
NATIONAL GEODETIC SURVEY STATION No. G 768 (PID: AW0122)
BEING A NGS DISC STAMPED "G 768 1943" IN A CONCRETE HEADWALL. BENCHMARK LOCATION BEING 1.15 MILE WEST ALONG U.S. HIGHWAY 90 FROM THE JUNCTION OF F.M. 359 IN BROOKSHIRE, +/- 1 MILE WEST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT BROOKSHIRE, ABOUT 3 POLES WEST OF MILE POST 1047, 9.6 FEET SOUTH OF THE SOUTH RAIL, 125 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY 90, 222 FEET WEST OF THE CENTERLINE OF A DIRT ROAD LEADING NORTHWEST TO A HOUSE, SET IN THE TOP OF THE EAST END OF THE SOUTH HEADWALL OF A CONCRETE BOX CULVERT UNDER THE RAILROAD TRACK AND +/- 2 FEET BELOW THE LEVEL OF THE TRACK.
ELEVATION = 161.01' NAVD88
3. TEMPORARY BENCHMARK (TBM) "F":
BEING AN "X" CUT IN A CONCRETE ON THE WEST SIDE OF A CONCRETE DRIVE, +/- 2,681' EAST OF THE CENTERLINE OF THE INTERSECTION OF MORTON ROAD AND NEUMAN ROAD.
ELEVATION = 166.89' NAVD88
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD).
5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 170.40 FEET ABOVE MEAN SEA LEVEL (NGVD 29, 1973 ADJUSTMENT). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
6. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN SHALL BE ELEVATED TO ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.) CONTACT THE CITY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION.
7. 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 CITY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
8. OWNER'S RESPONSIBILITIES:
 - A. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE CITY COUNCIL. THE CITY COUNCIL 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 CITY COUNCIL, THE CITY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE CITY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS. THE CITY WILL NOT CONSIDER TAKING OVER STREET MAINTENANCE UNTIL SUCH TIME THE SUBDIVISION IS ANNEXED INTO THE CITY LIMITS. UNTIL SUCH TIME, THE STREETS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL ACCEPTANCE BY THE COUNTY.
 - B. THE CITY 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.
 - C. 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 CITY.
9. 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.
10. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
11. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
12. PROPERTY LIES WITHIN WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 43, AND CITY OF PATTISON ETJ.
13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
15. ALL INTERIOR LOTS SHALL HAVE A MINIMUM SETBACK OF FIVE FEET (5') ALONG THE SIDE LOT LINE.
16. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
17. FOR A FULL SIZE COPY OF THIS PLAT, PLEASE CONTACT THE WALLER COUNTY CLERK'S OFFICE

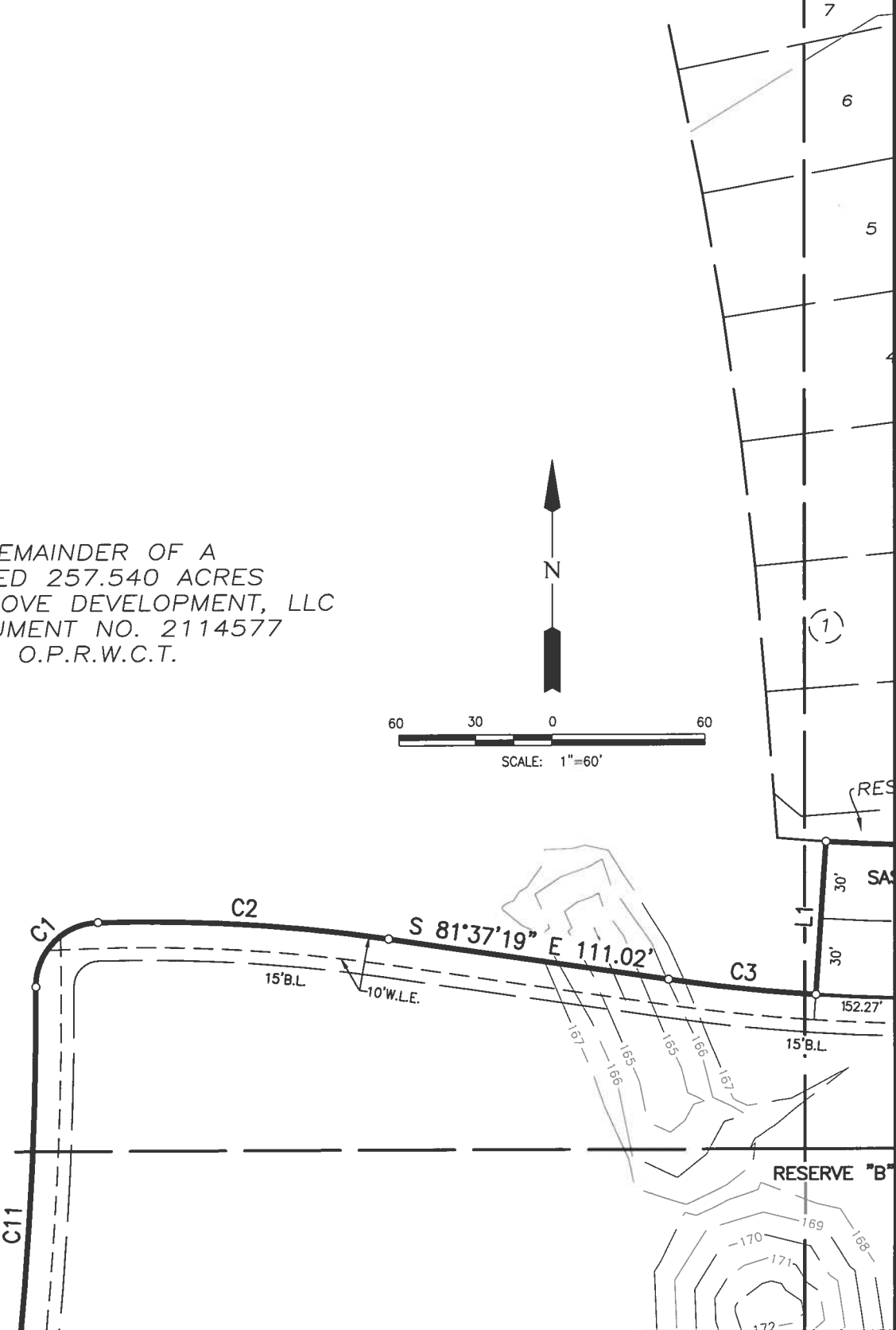
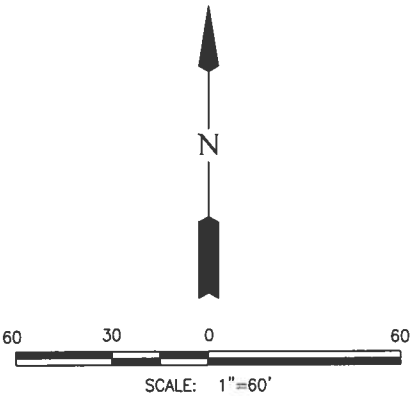


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	88°45'47"	38.73'	N 44°11'36" E	34.97'
C2	670.00'	9°48'11"	114.63'	S 86°31'25" E	114.49'
C3	730.00'	4°33'16"	58.03'	S 83°53'57" E	58.01'
C4	670.00'	6°55'25"	80.96'	S 89°38'18" E	80.92'
C5	25.00'	91°16'38"	39.83'	N 41°15'40" E	35.75'
C6	1,930.00'	0°31'12"	17.51'	N 04°38'15" W	17.51'
C7	25.00'	90°00'02"	39.27'	N 47°04'23" W	35.36'
C8	1,000.00'	1°55'01"	33.46'	N 03°01'52" W	33.46'
C9	1,000.00'	1°55'01"	33.46'	N 03°01'52" W	33.46'
C10	1,960.00'	9°22'35"	320.75'	N 02°36'56" E	320.39'
C11	1,440.00'	7°29'31"	188.29'	N 03°33'28" E	188.16'
C12	700.00'	8°12'04"	100.19'	N 89°43'23" E	100.11'
C13	300.00'	90°20'31"	473.03'	S 49°32'54" E	425.53'
C14	1,000.00'	2°47'47"	48.81'	N 86°40'44" E	48.80'
C15	300.00'	40°03'21"	209.73'	S 25°08'51" W	205.49'
C16	2,350.00'	9°59'52"	410.06'	S 00°07'15" W	409.54'
C17	55.00'	87°11'43"	83.70'	S 48°28'32" E	75.85'
C18	55.00'	89°50'59"	86.25'	N 43°00'07" E	77.68'
C19	270.00'	90°20'31"	425.73'	S 49°32'54" E	382.98'
C20	1,030.00'	2°47'47"	50.27'	N 86°40'44" E	50.26'
C21	25.00'	90°00'00"	39.27'	N 43°04'37" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 46°55'23" E	35.36'
C23	25.00'	90°00'00"	39.27'	S 43°04'37" W	35.36'
C24	25.00'	25°03'27"	10.93'	S 14°27'07" E	10.85'
C25	60.00'	139°57'54"	146.57'	S 43°00'07" W	112.75'
C26	25.00'	25°03'27"	10.93'	N 79°32'40" W	10.85'
C27	25.00'	90°00'00"	39.27'	S 42°55'36" W	35.36'
C28	25.00'	90°00'00"	39.27'	S 47°04'24" E	35.36'
C29	25.00'	90°00'00"	39.27'	N 42°55'36" E	35.36'
C30	25.00'	90°00'00"	39.27'	N 47°04'24" W	35.36'
C31	25.00'	19°45'00"	8.62'	S 78°03'06" W	8.57'
C32	60.00'	126°41'42"	132.67'	N 48°28'32" W	107.25'
C33	25.00'	19°45'00"	8.62'	N 04°59'49" E	8.57'
C34	2,380.00'	9°59'52"	415.29'	N 00°07'15" E	414.77'
C35	330.00'	38°58'04"	224.44'	N 24°36'13" E	220.14'
C36	25.00'	80°00'35"	34.91'	N 04°04'57" E	32.14'
C37	330.00'	23°10'54"	133.52'	N 24°19'53" W	132.61'
C38	25.00'	80°49'56"	35.27'	N 53°09'24" W	32.42'
C39	730.00'	7°23'47"	94.24'	N 89°52'29" W	94.17'
C40	25.00'	88°38'30"	38.68'	N 43°36'21" E	34.93'
C41	25.00'	90°09'01"	39.34'	S 46°59'53" E	35.40'
C42	25.00'	89°50'59"	39.20'	S 43°00'07" W	35.31'
C43	25.00'	87°11'43"	38.05'	N 48°28'32" W	34.48'
C44	2,320.00'	4°09'47"	168.56'	N 02°47'47" W	168.53'
C45	25.00'	82°38'35"	36.06'	N 84°55'34" E	33.01'
C46	330.00'	40°58'02"	235.95'	S 74°14'09" E	230.96'
C47	25.00'	92°47'47"	40.49'	S 48°19'16" E	36.21'
C48	25.00'	89°50'59"	39.20'	S 43°00'07" W	35.31'
C49	25.00'	94°06'28"	41.06'	N 45°01'10" W	36.60'
C50	2,320.00'	3°05'06"	124.92'	N 03°34'38" E	124.91'
C51	270.00'	38°29'05"	181.36'	N 24°21'44" E	177.97'
C52	25.00'	90°00'00"	39.27'	N 43°04'37" E	35.36'
C53	25.00'	90°00'00"	39.27'	S 46°55'23" E	35.36'
C54	25.00'	89°50'59"	39.20'	S 43°00'07" W	35.31'
C55	25.00'	90°09'01"	39.34'	N 46°59'53" W	35.40'

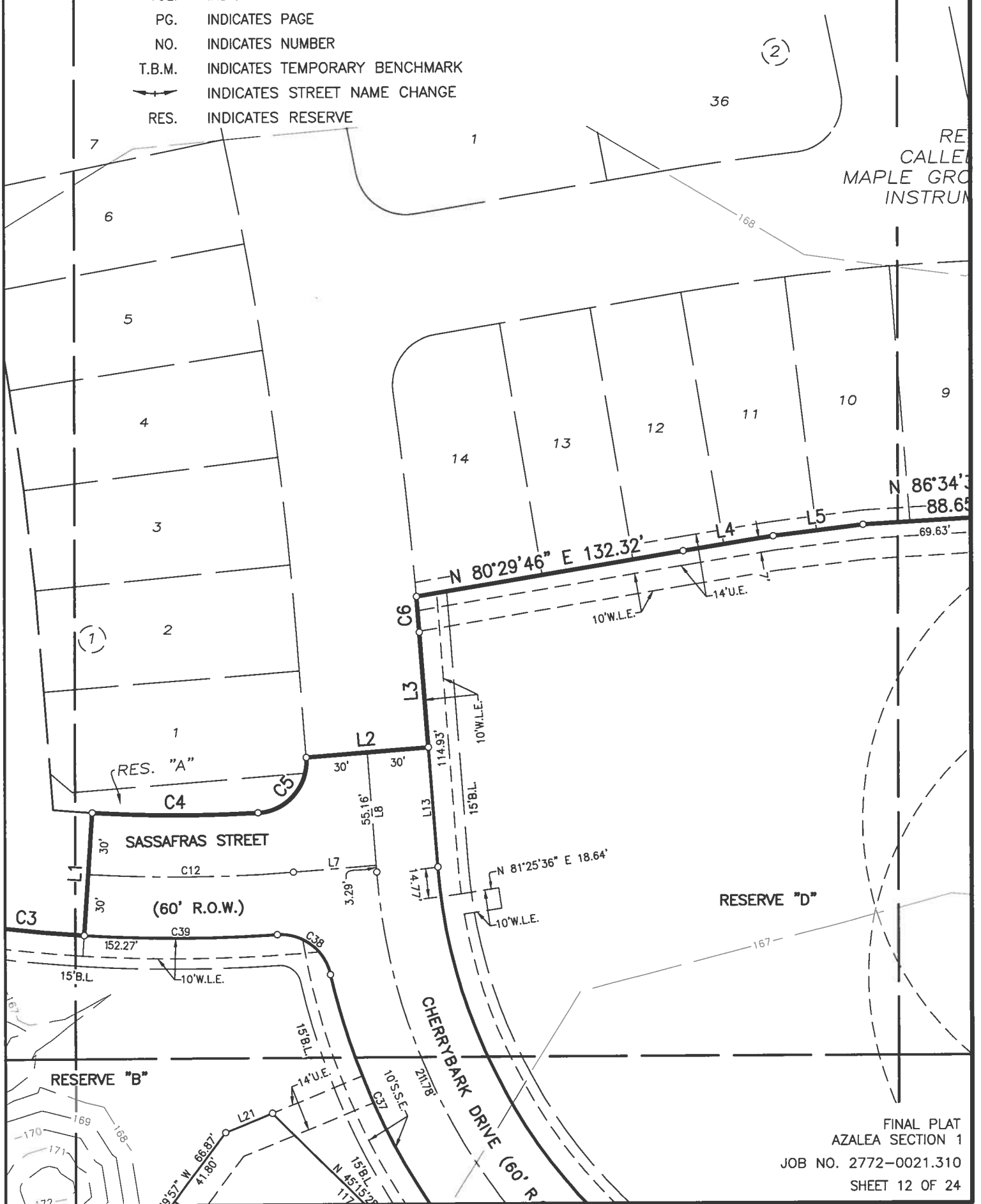
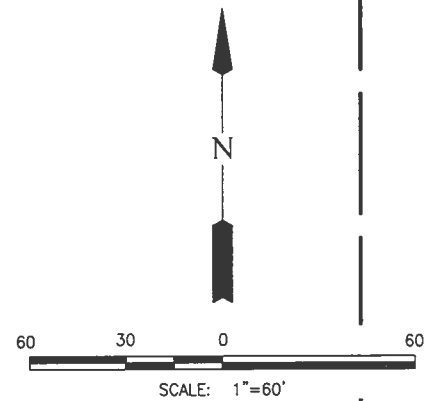
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°49'25" E	60.00'
L2	N 85°37'21" E	60.00'
L3	N 04°22'39" W	56.48'
L4	N 80°51'48" E	44.57'
L5	N 83°02'47" E	44.15'
L6	N 02°04'24" W	60.00'
L7	N 85°37'21" E	40.62'
L8	S 04°22'39" E	58.45'
L9	S 45°10'32" W	43.98'
L10	S 04°52'41" E	23.33'
L11	N 41°31'28" E	13.58'
L12	N 46°59'53" W	8.39'
L13	S 04°22'39" E	58.45'
L14	S 87°55'36" W	26.91'
L15	N 04°52'41" W	23.17'
L16	N 85°16'50" E	41.21'
L17	N 04°52'41" W	23.33'
L18	N 02°04'24" W	54.44'
L19	S 69°25'14" E	76.45'
L20	N 42°55'36" E	14.14'
L21	S 68°08'13" W	24.71'
L22	S 29°23'20" E	10.48'
L23	N 46°55'23" W	14.14'
L24	S 47°04'24" E	14.14'
L25	S 46°55'23" E	14.14'
L26	N 01°55'23" W	25.91'
L27	S 87°57'30" W	32.45'
L28	N 02°02'30" W	10.00'
L29	N 87°57'30" E	42.47'

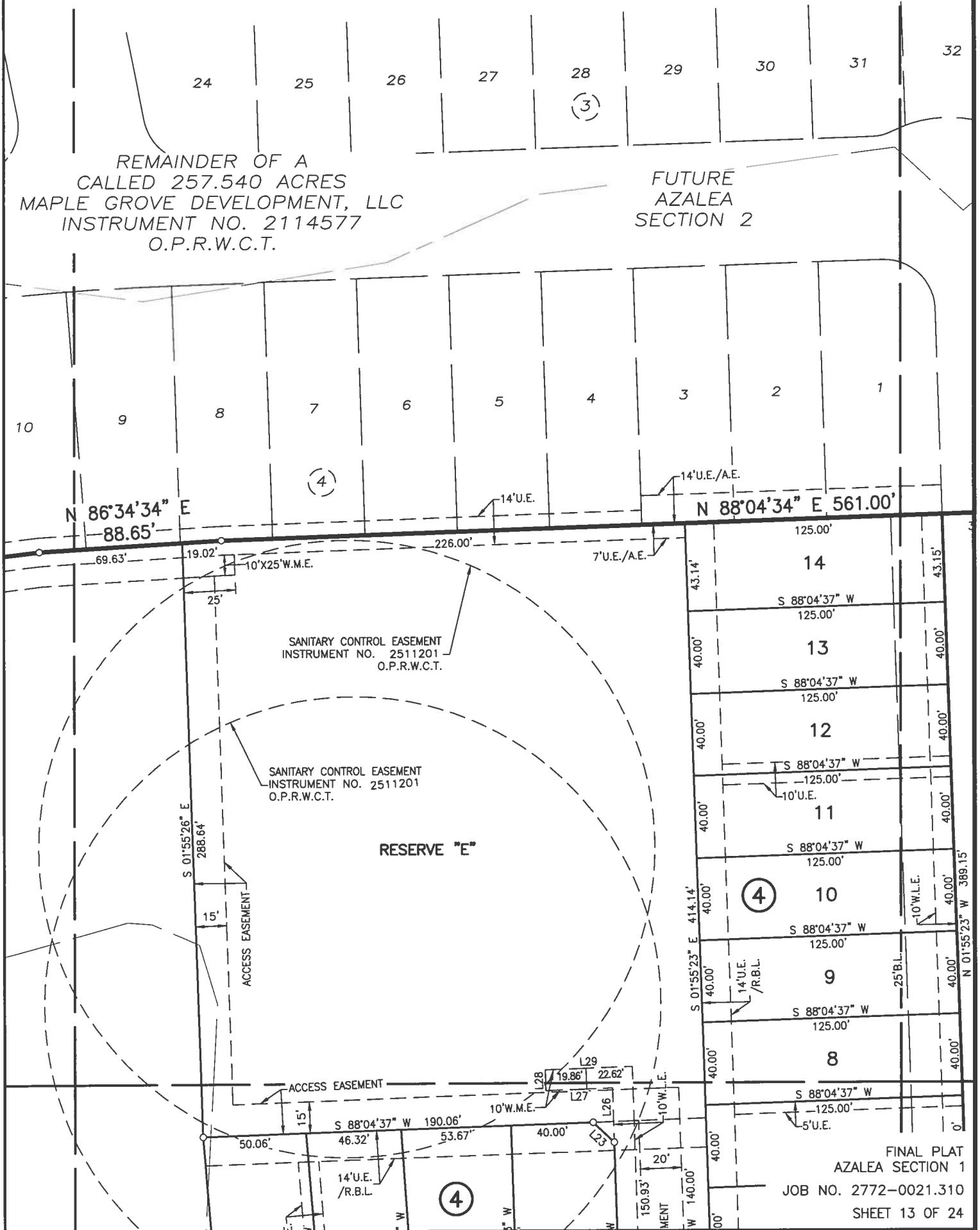
RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.463	20,187	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	7.875	343,018	RESTRICTED TO DETENTION/OPEN SPACE
C	0.073	3,190	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	2.318	100,955	RESTRICTED TO RECREATION CENTER
E	1.756	76,509	RESTRICTED TO WATER PLANT SITE
F	0.147	6,418	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.759	33,064	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.148	6,448	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	13.539	589,789	

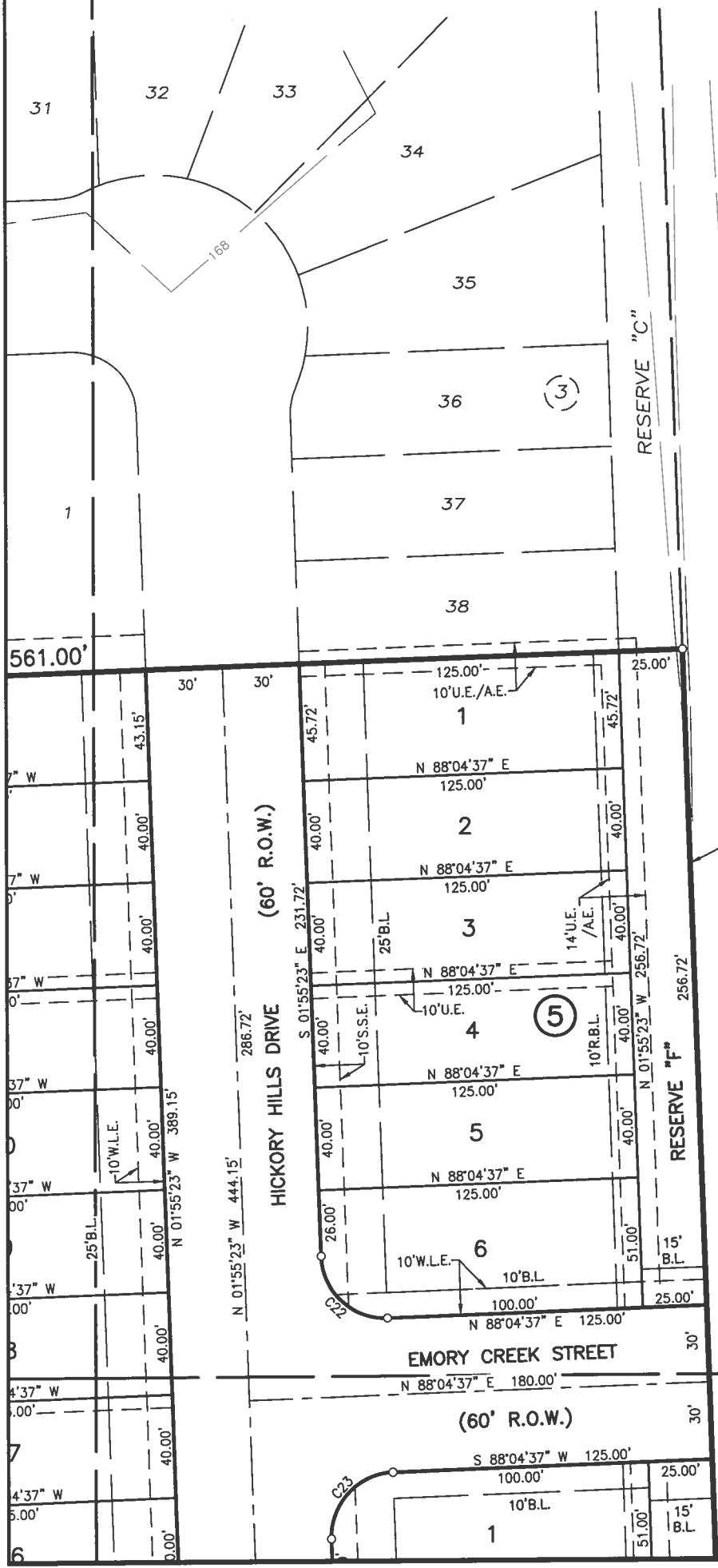
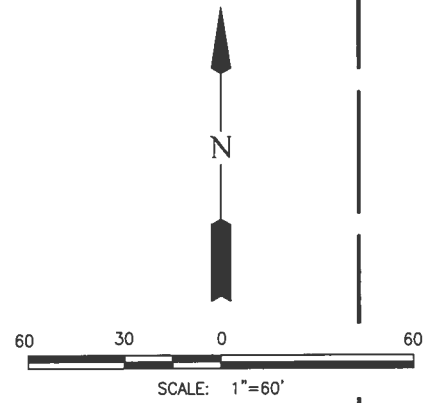
REMAINDER OF A
CALLED 257.540 ACRES
MAPLE GROVE DEVELOPMENT, LLC
INSTRUMENT NO. 2114577
O.P.R.W.C.T.



B.L.	INDICATES BUILDING LINE
R.B.L.	INDICATES REAR BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
U.E.	INDICATES UTILITY EASEMENT
A.E.	INDICATES AERIAL EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
NO.	INDICATES NUMBER
T.B.M.	INDICATES TEMPORARY BENCHMARK
	INDICATES STREET NAME CHANGE
RES.	INDICATES RESERVE







FINAL PLAT
AZALEA SECTION 1
JOB NO. 2772-0021.310
SHEET 14 OF 24

REMAINDER OF A
CALLED 257.540 ACRES
MAPLE GROVE DEVELOPMENT, LLC
INSTRUMENT NO. 2114577
O.P.R.W.C.T.

N 02°04'22" W 158.32'

N 07°18'13" E
78.67'

C10

C11

15'B.L.

J.S.S.C.

3.5.0

RESERVE "B"

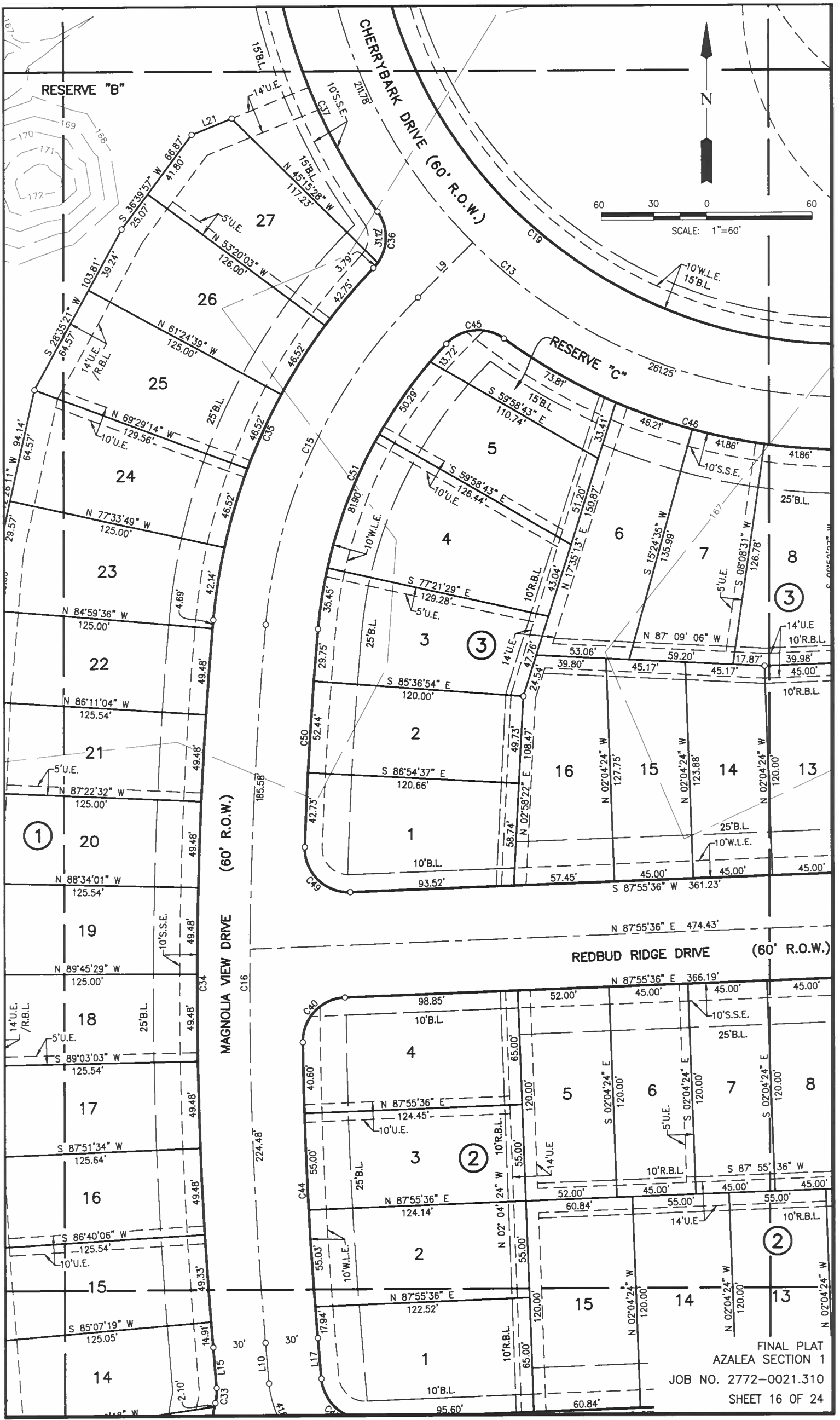
SCALE: 1"=60'

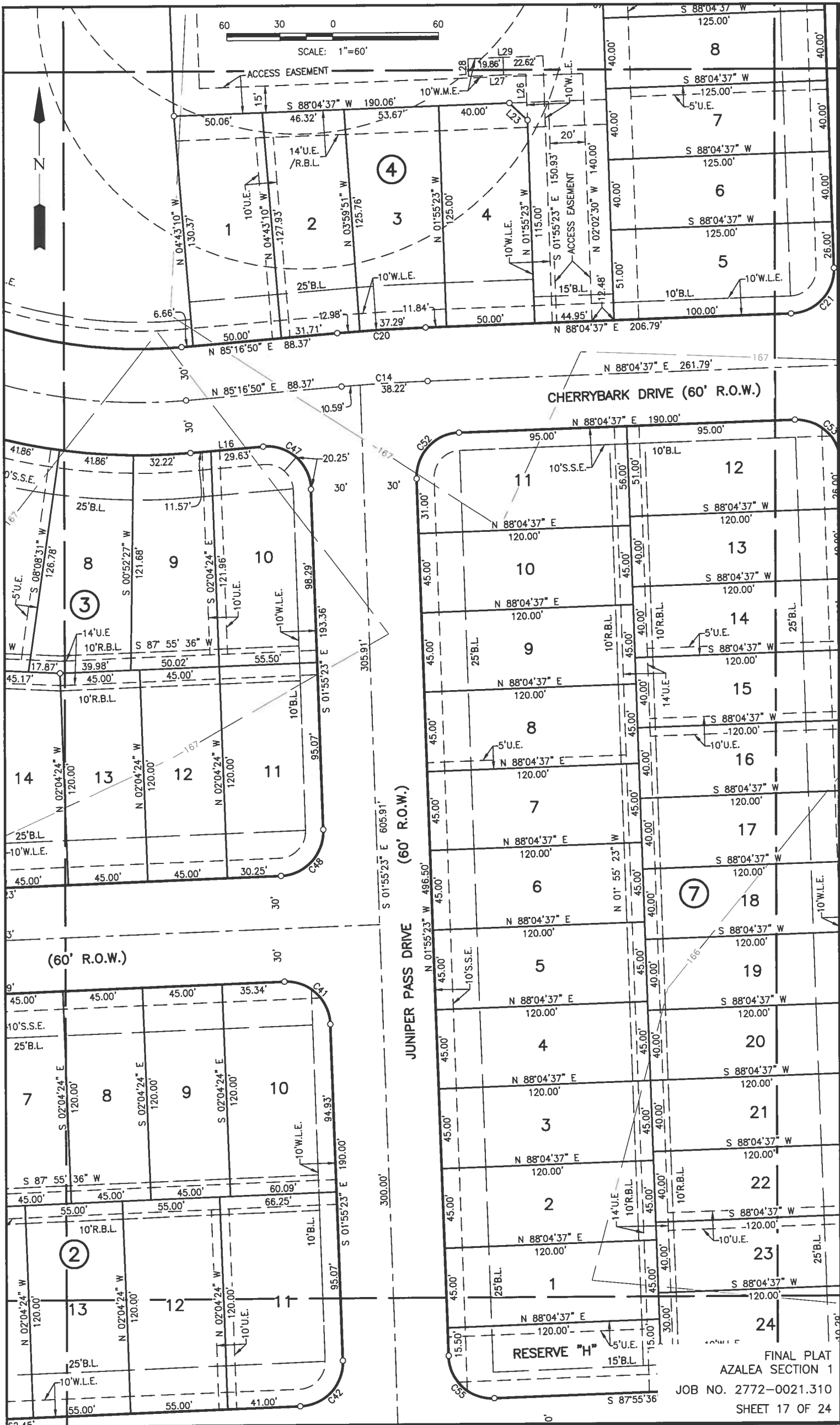
RESERVE "B"

RESERVE "B"

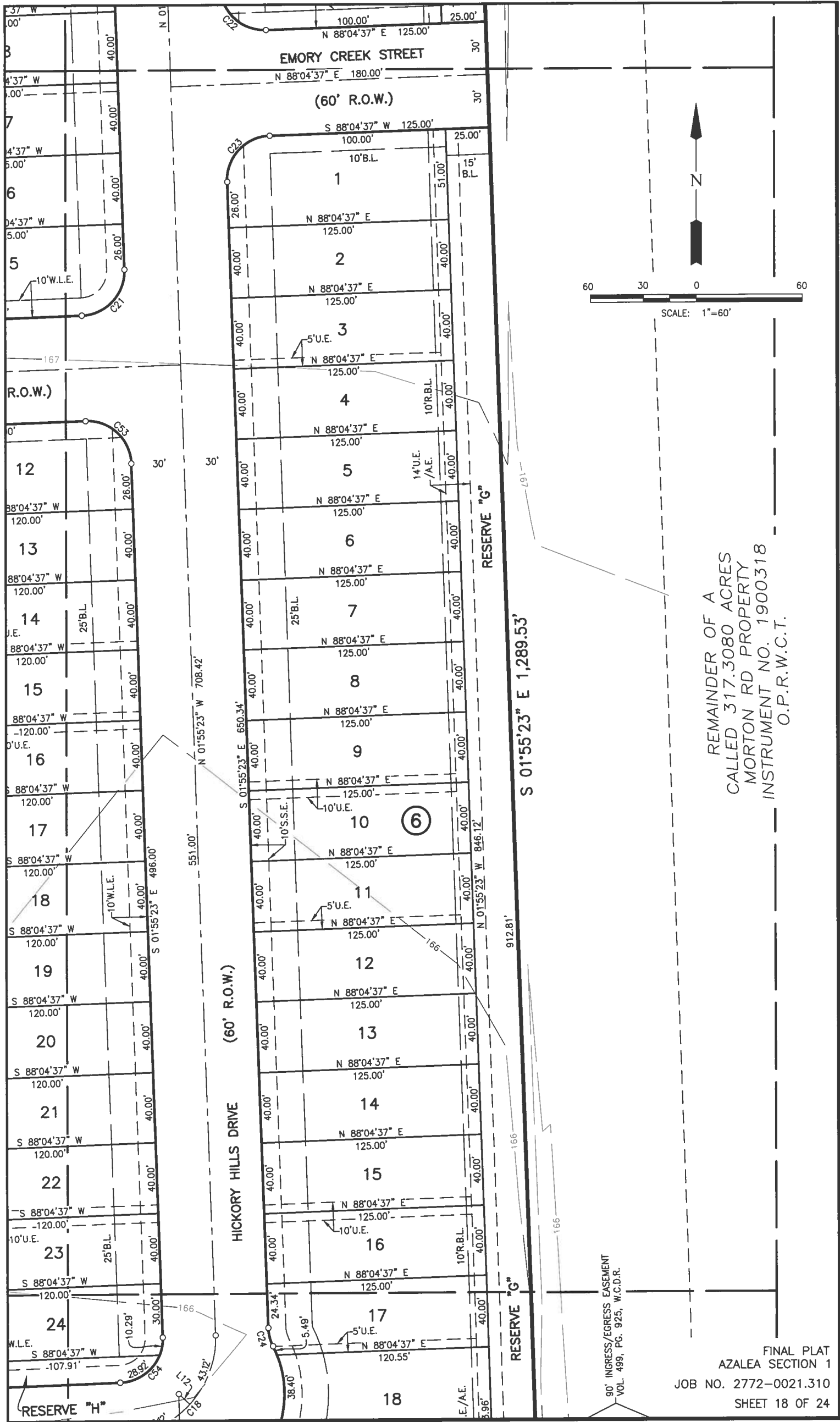
FINAL PLAT
AZALEA SECTION 1
NO. 2772-0021.310
SHEET 15 OF 24

LJA ENGINEERING, INC.





FINAL PLAT
AZALEA SECTION 1
JOB NO. 2772-0021.310
SHEET 17 OF 24



REMAINDER OF A
CALLED 317.3080 ACRES
MORTON RD PROPERTY
INSTRUMENT NO. 1900318
O.P.R.W.C.T.

FINAL PLAT
AZALEA SECTION 1
JOB NO. 2772-0021.310
SHEET 18 OF 24

LJA ENGINEERING, INC.

REMAINDER OF A
 CALLED 257.540 ACRES
 MAPLE GROVE DEVELOPMENT, LLC
 INSTRUMENT NO. 2114577
 O.P.R.W.C.T.

CALLED 40.10 ACRES
 J. PATRICK PROPERTIES, LLC
 VOL. 1089, PG. 434, W.C.D.R.

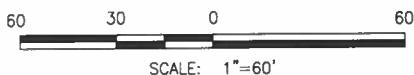
REMAINDER OF A
 CALLED 50.026 ACRES
 FULL BLESSING INVESTMENT, LP
 VOL. 858, PG. 400, W.C.D.R.

THIS 1.884 ACRE (82,050 SQ.FT.)
 IS HEREBY DEDICATED TO THE PUBLIC
 FOR RIGHT-OF-WAY PURPOSES

RESERVE "B"

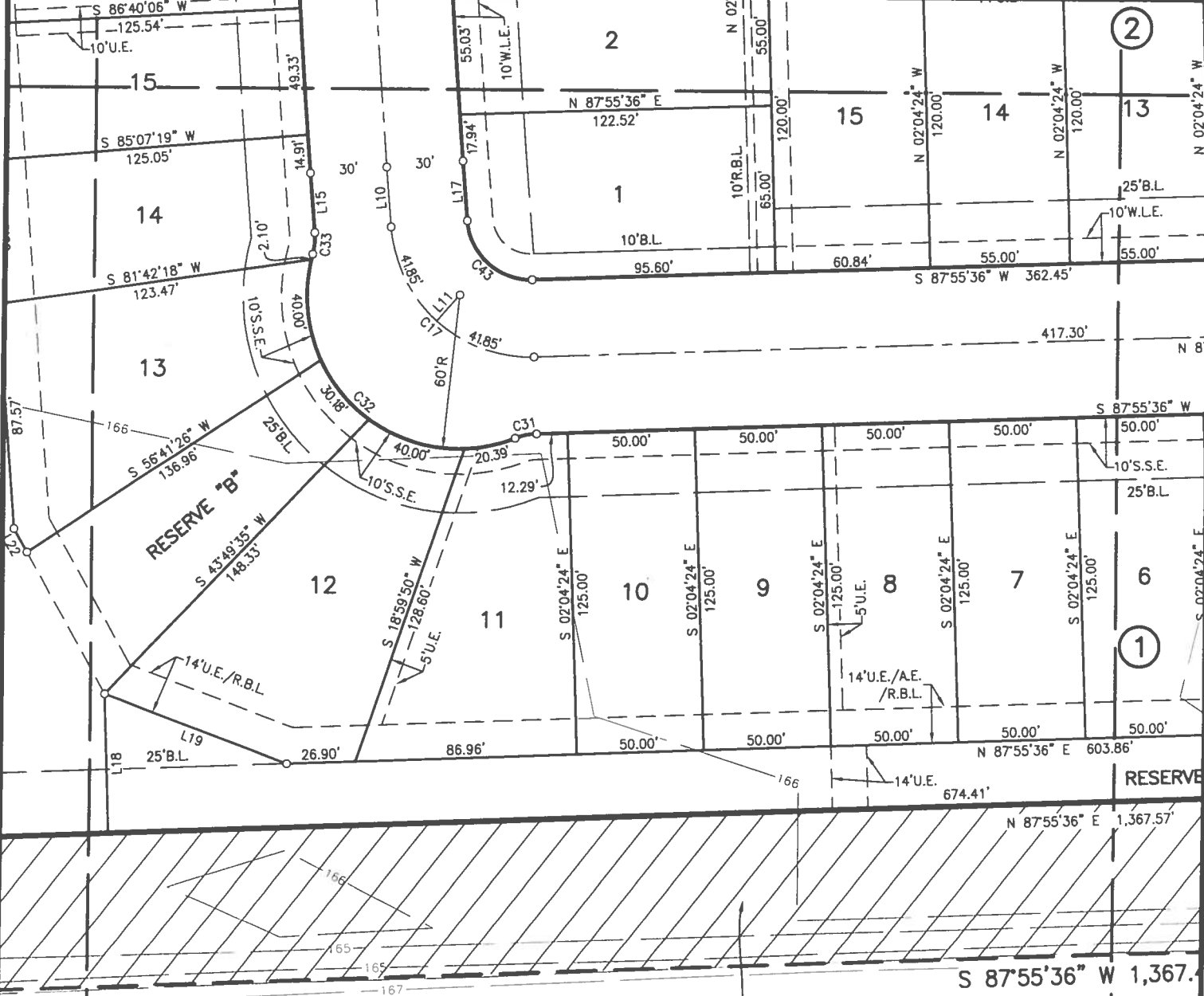
RESERVE

N



FINAL PLAT
 AZALEA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 19 OF 24

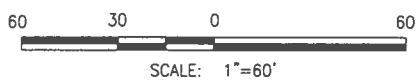
LJA ENGINEERING, INC.



THIS 1.884 ACRE (82,050 SQ.FT.)
IS HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

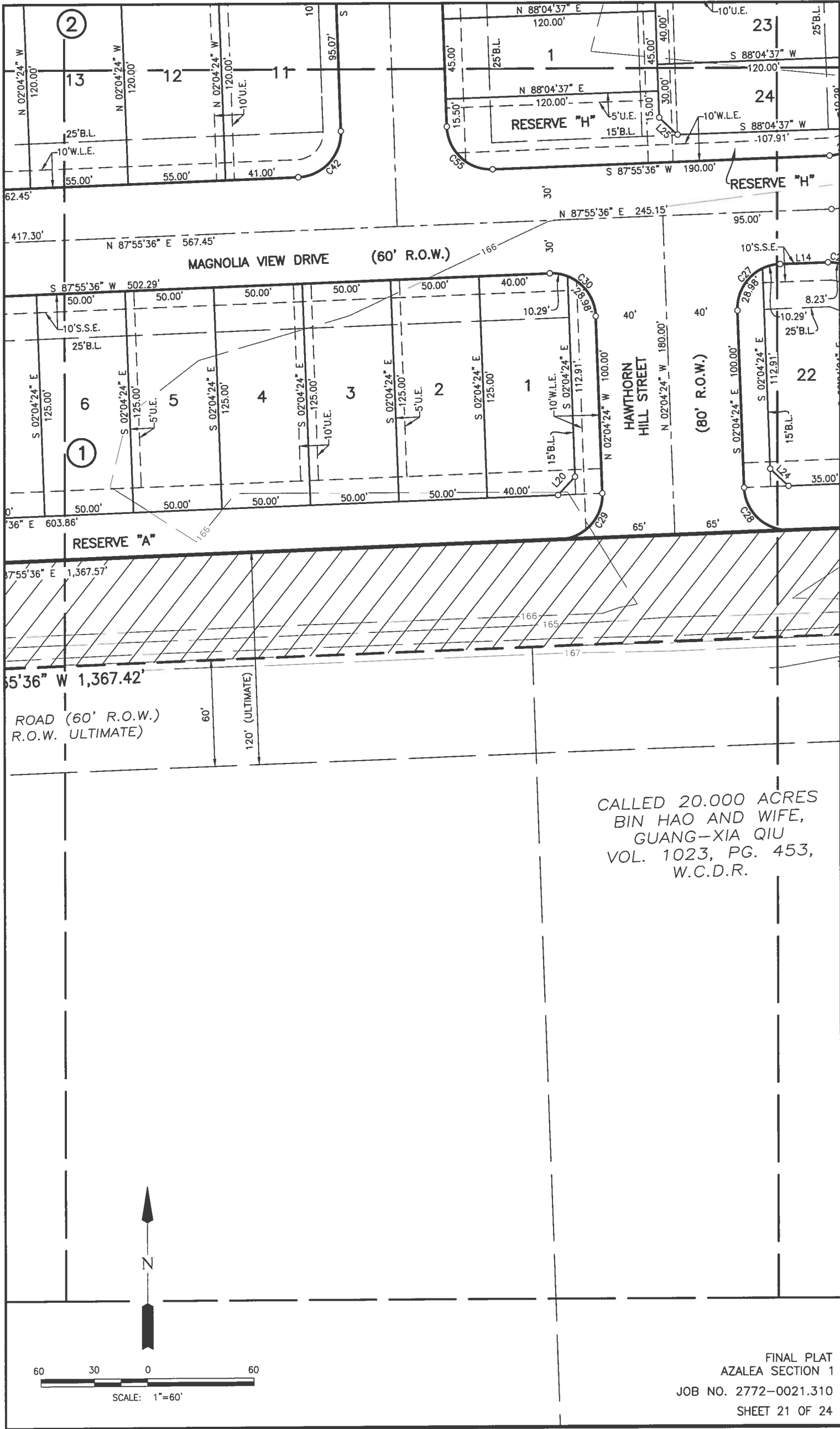
MORTON ROAD (60' R.O.W.)
(120' R.O.W. ULTIMATE)

REMAINDER OF A
CALLED 50.026 ACRES
FULL BLESSING INVESTMENT, LP
VOL. 858, PG. 400, W.C.D.R.

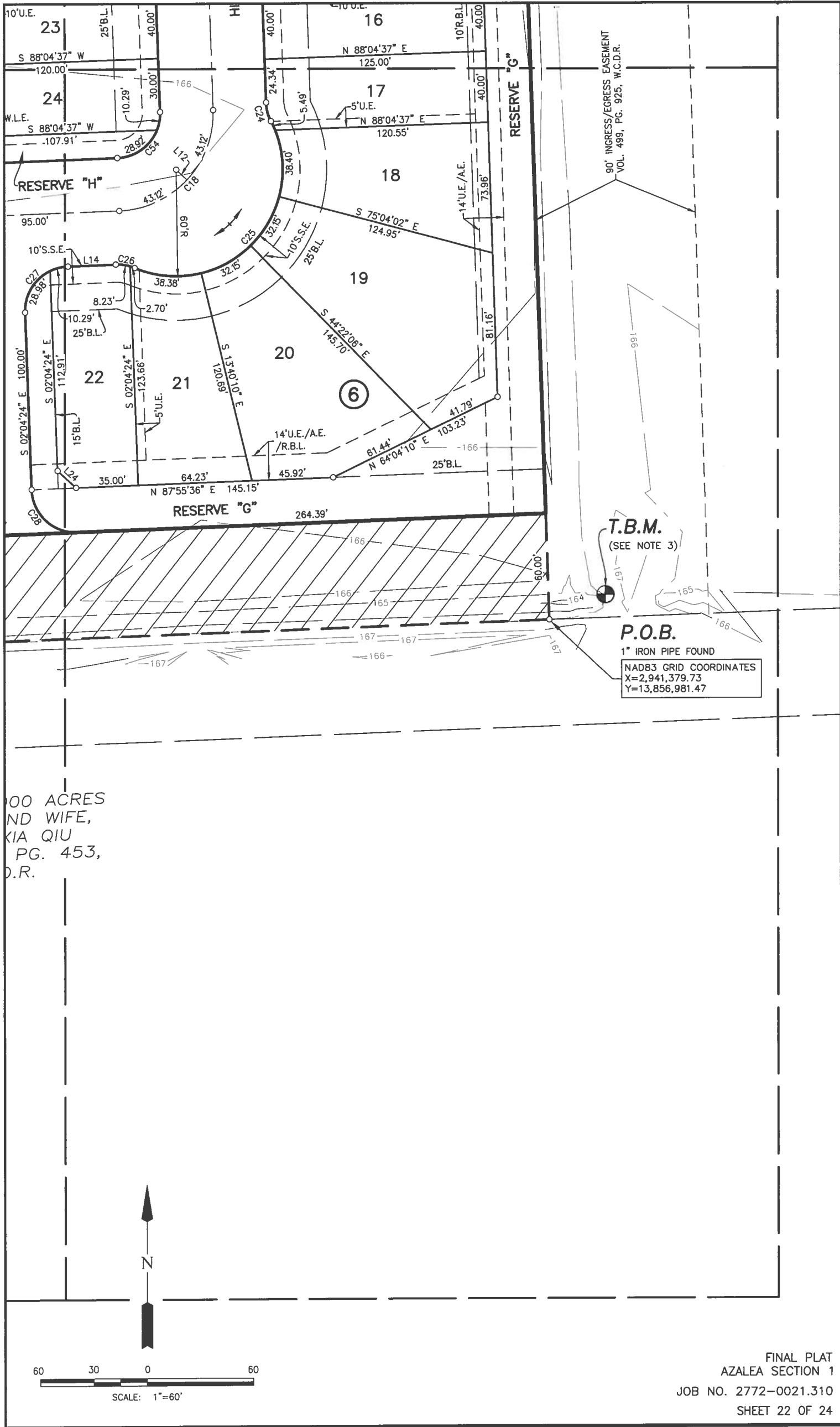


FINAL PLAT
AZALEA SECTION 1
JOB NO. 2772-0021.310
SHEET 20 OF 24

LJA ENGINEERING, INC.



CALLED 20.000 ACRES
 BIN HAO AND WIFE,
 GUANG-XIA QIU
 VOL. 1023, PG. 453,
 W.C.D.R.



<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Street</u>	<u>Dir</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Street</u>	<u>Dir</u>
6	22	300	HICKORY HILLS	DR	1	6	321	MAGNOLIA VIEW	DR
6	21	304	HICKORY HILLS	DR	1	7	325	MAGNOLIA VIEW	DR
6	20	308	HICKORY HILLS	DR	1	8	329	MAGNOLIA VIEW	DR
6	19	312	HICKORY HILLS	DR	1	9	333	MAGNOLIA VIEW	DR
6	18	316	HICKORY HILLS	DR	1	10	337	MAGNOLIA VIEW	DR
6	17	320	HICKORY HILLS	DR	1	11	341	MAGNOLIA VIEW	DR
6	16	324	HICKORY HILLS	DR	1	12	345	MAGNOLIA VIEW	DR
6	15	328	HICKORY HILLS	DR	1	Res B	349	MAGNOLIA VIEW	DR
6	14	332	HICKORY HILLS	DR	1	13	353	MAGNOLIA VIEW	DR
6	13	336	HICKORY HILLS	DR	1	14	357	MAGNOLIA VIEW	DR
6	12	340	HICKORY HILLS	DR	1	15	361	MAGNOLIA VIEW	DR
6	11	344	HICKORY HILLS	DR	1	16	365	MAGNOLIA VIEW	DR
6	10	348	HICKORY HILLS	DR	1	17	369	MAGNOLIA VIEW	DR
6	9	352	HICKORY HILLS	DR	1	18	373	MAGNOLIA VIEW	DR
6	8	356	HICKORY HILLS	DR	1	19	377	MAGNOLIA VIEW	DR
6	7	360	HICKORY HILLS	DR	1	20	381	MAGNOLIA VIEW	DR
6	6	364	HICKORY HILLS	DR	1	21	385	MAGNOLIA VIEW	DR
6	5	368	HICKORY HILLS	DR	1	22	389	MAGNOLIA VIEW	DR
6	4	372	HICKORY HILLS	DR	1	23	393	MAGNOLIA VIEW	DR
6	3	376	HICKORY HILLS	DR	1	24	397	MAGNOLIA VIEW	DR
6	2	380	HICKORY HILLS	DR	1	25	401	MAGNOLIA VIEW	DR
6	1	384	HICKORY HILLS	DR	1	26	405	MAGNOLIA VIEW	DR
					1	27	409	MAGNOLIA VIEW	DR
5	6	388	HICKORY HILLS	DR					
5	5	392	HICKORY HILLS	DR	6	Res G	32488	MORTON	Rd
5	4	396	HICKORY HILLS	DR	1	Res A	32576	MORTON	RD
5	3	400	HICKORY HILLS	DR					
5	2	404	HICKORY HILLS	DR	5	Res F	105	EMORY CREEK	ST
5	1	408	HICKORY HILLS	DR					
					2	11	312	MAGNOLIA VIEW	DR
7	24	319	HICKORY HILLS	DR	2	12	316	MAGNOLIA VIEW	DR
7	23	323	HICKORY HILLS	DR	2	13	320	MAGNOLIA VIEW	DR
7	22	327	HICKORY HILLS	DR	2	14	324	MAGNOLIA VIEW	DR
7	21	331	HICKORY HILLS	DR	2	15	328	MAGNOLIA VIEW	DR
7	20	335	HICKORY HILLS	DR	2	1	332	MAGNOLIA VIEW	DR
7	19	339	HICKORY HILLS	DR	2	2	336	MAGNOLIA VIEW	DR
7	18	343	HICKORY HILLS	DR	2	3	340	MAGNOLIA VIEW	DR
7	17	347	HICKORY HILLS	DR	2	4	344	MAGNOLIA VIEW	DR
7	16	351	HICKORY HILLS	DR					
7	15	355	HICKORY HILLS	DR	3	1	348	MAGNOLIA VIEW	DR
7	14	359	HICKORY HILLS	DR	3	2	352	MAGNOLIA VIEW	DR
7	13	363	HICKORY HILLS	DR	3	3	356	MAGNOLIA VIEW	DR
7	12	367	HICKORY HILLS	DR	3	4	360	MAGNOLIA VIEW	DR
					3	5	364	MAGNOLIA VIEW	DR
4	5	371	HICKORY HILLS	DR	3	Res C	368	MAGNOLIA VIEW	DR
4	6	375	HICKORY HILLS	DR					
4	7	379	HICKORY HILLS	DR	2	10	301	REDBUD RIDGE	DR
4	8	383	HICKORY HILLS	DR	2	9	305	REDBUD RIDGE	DR
4	9	387	HICKORY HILLS	DR	2	8	309	REDBUD RIDGE	DR
4	10	391	HICKORY HILLS	DR	2	7	313	REDBUD RIDGE	DR
4	11	395	HICKORY HILLS	DR	2	6	317	REDBUD RIDGE	DR
4	12	399	HICKORY HILLS	DR	2	5	321	REDBUD RIDGE	DR
4	13	403	HICKORY HILLS	DR					
4	14	407	HICKORY HILLS	DR	3	11	300	REDBUD RIDGE	DR
					3	12	304	REDBUD RIDGE	DR
7	Res H	300	JUNIPER PASS	DR	3	13	308	REDBUD RIDGE	DR
7	1	304	JUNIPER PASS	DR	3	14	312	REDBUD RIDGE	DR
7	2	308	JUNIPER PASS	DR	3	15	316	REDBUD RIDGE	DR
7	3	312	JUNIPER PASS	DR	3	16	320	REDBUD RIDGE	DR
7	4	316	JUNIPER PASS	DR					
7	5	320	JUNIPER PASS	DR	3	10	311	CHERRYBARK	DR
7	6	324	JUNIPER PASS	DR	3	9	315	CHERRYBARK	DR
7	7	328	JUNIPER PASS	DR	3	8	319	CHERRYBARK	DR
7	8	332	JUNIPER PASS	DR	3	7	323	CHERRYBARK	DR
7	9	336	JUNIPER PASS	DR	3	6	327	CHERRYBARK	DR
7	10	340	JUNIPER PASS	DR					
7	11	344	JUNIPER PASS	DR	4	4	300	CHERRYBARK	DR
					4	3	304	CHERRYBARK	DR
1	1	301	MAGNOLIA VIEW	DR	4	2	308	CHERRYBARK	DR
1	2	305	MAGNOLIA VIEW	DR	4	1	312	CHERRYBARK	DR
1	3	309	MAGNOLIA VIEW	DR	4	Res E	298	CHERRYBARK	DR
1	4	313	MAGNOLIA VIEW	DR	4	Res D	332	CHERRYBARK	DR
1	5	317	MAGNOLIA VIEW	DR					

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Street</u>	<u>Dir</u>
6	22	300	HICKORY HILLS	DR
6	21	304	HICKORY HILLS	DR
6	20	308	HICKORY HILLS	DR
6	19	312	HICKORY HILLS	DR
6	18	316	HICKORY HILLS	DR
6	17	320	HICKORY HILLS	DR
6	16	324	HICKORY HILLS	DR
6	15	328	HICKORY HILLS	DR
6	14	332	HICKORY HILLS	DR
6	13	336	HICKORY HILLS	DR
6	12	340	HICKORY HILLS	DR
6	11	344	HICKORY HILLS	DR
6	10	348	HICKORY HILLS	DR
6	9	352	HICKORY HILLS	DR
6	8	356	HICKORY HILLS	DR
6	7	360	HICKORY HILLS	DR
6	6	364	HICKORY HILLS	DR
6	5	368	HICKORY HILLS	DR
6	4	372	HICKORY HILLS	DR
6	3	376	HICKORY HILLS	DR
6	2	380	HICKORY HILLS	DR
6	1	384	HICKORY HILLS	DR
5	6	388	HICKORY HILLS	DR
5	5	392	HICKORY HILLS	DR
5	4	396	HICKORY HILLS	DR
5	3	400	HICKORY HILLS	DR
5	2	404	HICKORY HILLS	DR
5	1	408	HICKORY HILLS	DR
7	24	319	HICKORY HILLS	DR
7	23	323	HICKORY HILLS	DR
7	22	327	HICKORY HILLS	DR
7	21	331	HICKORY HILLS	DR
7	20	335	HICKORY HILLS	DR
7	19	339	HICKORY HILLS	DR
7	18	343	HICKORY HILLS	DR
7	17	347	HICKORY HILLS	DR
7	16	351	HICKORY HILLS	DR
7	15	355	HICKORY HILLS	DR
7	14	359	HICKORY HILLS	DR
7	13	363	HICKORY HILLS	DR
7	12	367	HICKORY HILLS	DR
4	5	371	HICKORY HILLS	DR
4	6	375	HICKORY HILLS	DR
4	7	379	HICKORY HILLS	DR
4	8	383	HICKORY HILLS	DR
4	9	387	HICKORY HILLS	DR
4	10	391	HICKORY HILLS	DR
4	11	395	HICKORY HILLS	DR
4	12	399	HICKORY HILLS	DR
4	13	403	HICKORY HILLS	DR
4	14	407	HICKORY HILLS	DR
7	Res H	300	JUNIPER PASS	DR
7	1	304	JUNIPER PASS	DR
7	2	308	JUNIPER PASS	DR
7	3	312	JUNIPER PASS	DR
7	4	316	JUNIPER PASS	DR
7	5	320	JUNIPER PASS	DR
7	6	324	JUNIPER PASS	DR
7	7	328	JUNIPER PASS	DR
7	8	332	JUNIPER PASS	DR
7	9	336	JUNIPER PASS	DR
7	10	340	JUNIPER PASS	DR
7	11	344	JUNIPER PASS	DR
1	1	301	MAGNOLIA VIEW	DR
1	2	305	MAGNOLIA VIEW	DR
1	3	309	MAGNOLIA VIEW	DR
1	4	313	MAGNOLIA VIEW	DR
1	5	317	MAGNOLIA VIEW	DR

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Street</u>	<u>Dir</u>
1	6	321	MAGNOLIA VIEW	DR
1	7	325	MAGNOLIA VIEW	DR
1	8	329	MAGNOLIA VIEW	DR
1	9	333	MAGNOLIA VIEW	DR
1	10	337	MAGNOLIA VIEW	DR
1	11	341	MAGNOLIA VIEW	DR
1	12	345	MAGNOLIA VIEW	DR
1	Res B	349	MAGNOLIA VIEW	DR
1	13	353	MAGNOLIA VIEW	DR
1	14	357	MAGNOLIA VIEW	DR
1	15	361	MAGNOLIA VIEW	DR
1	16	365	MAGNOLIA VIEW	DR
1	17	369	MAGNOLIA VIEW	DR
1	18	373	MAGNOLIA VIEW	DR
1	19	377	MAGNOLIA VIEW	DR
1	20	381	MAGNOLIA VIEW	DR
1	21	385	MAGNOLIA VIEW	DR
1	22	389	MAGNOLIA VIEW	DR
1	23	393	MAGNOLIA VIEW	DR
1	24	397	MAGNOLIA VIEW	DR
1	25	401	MAGNOLIA VIEW	DR
1	26	405	MAGNOLIA VIEW	DR
1	27	409	MAGNOLIA VIEW	DR
6	Res G	32488	MORTON	Rd
1	Res A	32576	MORTON	RD
5	Res F	105	EMORY CREEK	ST
2	11	312	MAGNOLIA VIEW	DR
2	12	316	MAGNOLIA VIEW	DR
2	13	320	MAGNOLIA VIEW	DR
2	14	324	MAGNOLIA VIEW	DR
2	15	328	MAGNOLIA VIEW	DR
2	1	332	MAGNOLIA VIEW	DR
2	2	336	MAGNOLIA VIEW	DR
2	3	340	MAGNOLIA VIEW	DR
2	4	344	MAGNOLIA VIEW	DR
3	1	348	MAGNOLIA VIEW	DR
3	2	352	MAGNOLIA VIEW	DR
3	3	356	MAGNOLIA VIEW	DR
3	4	360	MAGNOLIA VIEW	DR
3	5	364	MAGNOLIA VIEW	DR
3	Res C	368	MAGNOLIA VIEW	DR
2	10	301	REDBUD RIDGE	DR
2	9	305	REDBUD RIDGE	DR
2	8	309	REDBUD RIDGE	DR
2	7	313	REDBUD RIDGE	DR
2	6	317	REDBUD RIDGE	DR
2	5	321	REDBUD RIDGE	DR
3	11	300	REDBUD RIDGE	DR
3	12	304	REDBUD RIDGE	DR
3	13	308	REDBUD RIDGE	DR
3	14	312	REDBUD RIDGE	DR
3	15	316	REDBUD RIDGE	DR
3	16	320	REDBUD RIDGE	DR
3	10	311	CHERRYBARK	DR
3	9	315	CHERRYBARK	DR
3	8	319	CHERRYBARK	DR
3	7	323	CHERRYBARK	DR
3	6	327	CHERRYBARK	DR
4	4	300	CHERRYBARK	DR
4	3	304	CHERRYBARK	DR
4	2	308	CHERRYBARK	DR
4	1	312	CHERRYBARK	DR
4	Res E	298	CHERRYBARK	DR
4	Res D	332	CHERRYBARK	DR