

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Reserve Section 2

Date: November 19, 2025

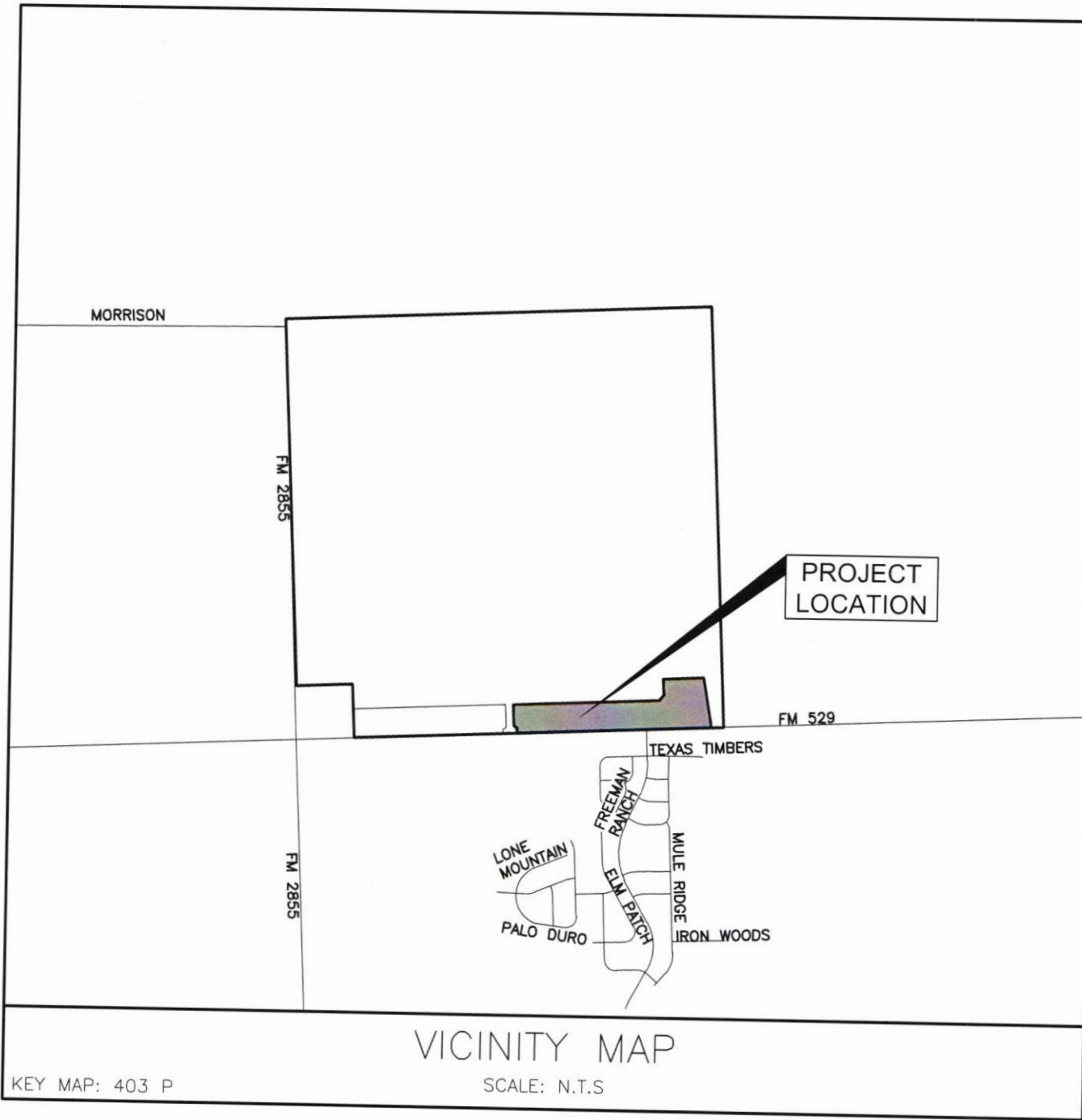
Background

Final Plat of Sofi Lakes Reserve Section 2 which consists of 23.11 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat

LA 14928, EAST WALLER COUNTY MANAGEMENT DISTRICT, SOFI LAKES, 4834.500 DETENTION PH 1 AND 2, CAD\PLAT\SOFI LAKES DETENTION POND SEC 2.DWG, Feb. 20, 2025-10:30 AM, SALVADOR CISNEROS



**FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2**

A SUBDIVISION OF 23.11 ACRES OF LAND LOCATED IN
H. & T.C. R.R. SURVEY, BLOCK 113, A-173
WALLER COUNTY, TEXAS

1 BLOCK 1 RESERVE
DATE: FEBRUARY, 2025 SCALE: 1" = 100'

BKDD PERMIT NO. 2024-120

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=100'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SHEET 1 OF 10					

STATE OF TEXAS
COUNTY OF WALLER

WE, 622 SOFI LAKES, L.P., ACTING BY AND THROUGH SOPHIA FILFIL, PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., OWNERS OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SOFI LAKES RESERVE SEC 2, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, THE AFOREMENTIONED, HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

FURTHER, 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 CONSTRICTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY HERETO, THE 622 SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY Sophia Filfil ITS PRESIDENT, BEING AN OFFICER OF 622 SOFI LAKES, L.P., AND ITS SEAL THIS 21st DAY OF February, 2025.

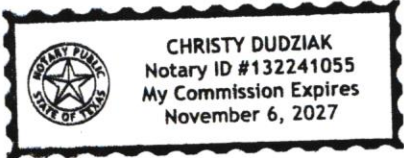
622 SOFI LAKES, L.P.
BY: [Signature]
SOPHIA FILFIL
PRESIDENT

STATE OF TEXAS
COUNTY OF WALLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SOPHIA FILFIL PRESIDENT OF 622 SOFI LAKES, L.P., 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 21st DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: [Signature]
MY COMMISSION EXPIRES: 11-6-27



THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, 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 # 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E DATED 2/18/2009.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E DATED 2/18/2009.

Anthony R. Peacock
ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047



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

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHIAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Elondge 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"=100'					
SHEET 2 OF 10					

LA 4928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.500 DETENTION PH 1 AND 2 CAD PLAT SOFI LAKES RESERVE SEC 2.DWG Feb. 20, 2025-2:55 PM SALVADOR CISNEROS

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-120

APPROVED BY THE BOARD OF SUPERVISION ON 12.23.2024

DATE

PRESIDENT

SECRETARY

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 THE M 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.

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

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
COMMISSIONER, PRECINCT 1

WALTER E. SMITH, P.E., R.P.L.S.
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 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.

FIELD NOTES FOR 23.11 ACRES

BEING A TRACT OF LAND CONTAINING 23.11 ACRES (1,006,861 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 23.11 ACRE TRACT BEING A PORTION OF A CALLED 622.4 ACRE TRACT RECORDED IN THE NAME OF 622 SOFI LAKES, L.P. UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F.) NUMBER (NO.) 2408032; SAID 23.11 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

COMMENCING AT A 3/4-INCH IRON ROD FOUND ON THE NORTH R.O.W. LINE OF F.M. 529 (A.K.A FREEMAN ROAD, 120' WIDE PER VOL. 187, PG. 253, W.C.D.R.), FOR THE NORTH LINE OF A CALLED 3.972 ACRE TRACT RECORDED IN THE NAME OF THE STATE OF TEXAS, UNDER VOL. 187, PG. 253, W.C.D.R., AT THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT RECORDED IN THE NAME OF HUMBLE OIL & REFINING CO., UNDER VOL. 198, PG. 623, W.C.D.R., AND BEING THE SOUTHWEST CORNER OF SAID 622.4 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, FOR AN INTERIOR CORNER OF SAID 622.4 ACRE TRACT, BEARS NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 667.73 FEET;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 2,015.56 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
2. 54.98 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 46 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT A POINT OF TANGENCY;
3. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 265.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
4. NORTH 88 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 1,810.61 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
5. NORTH 39 DEGREES 25 MINUTES 07 SECONDS EAST, A DISTANCE OF 88.13 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
6. NORTH 01 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 194.16 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
7. NORTH 88 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 497.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
8. SOUTH 09 DEGREES 37 MINUTES 58 SECONDS EAST, A DISTANCE OF 626.02 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT ON THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO THE NORTH LINE OF SAID 3.972 ACRE TRACT AND THE SOUTH LINE OF SAID 622.4 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 2,414.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.11 ACRES OF LAND.

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 2	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-398-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R G Miller Engineers, Inc. TxEng F - 487 1080 Eldridge Parkway Suite 500, 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"=100'					
SHEET 3 OF 10					

L:\4928 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG Feb. 20, 2025-10:32 AM SALVADOR CISNEROS

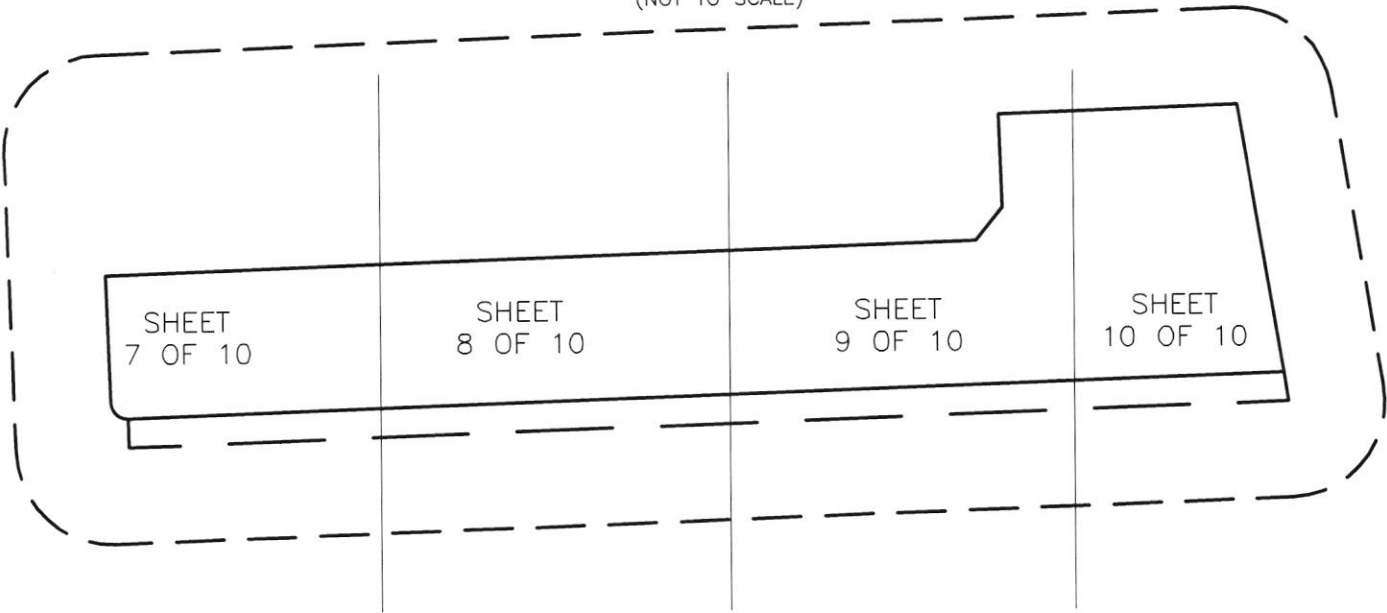
LA 4828 - EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 4834.500 DETENTION PH 1 AND 2 CAD PLAT SOFI LAKES RESERVE SEC 2.DWG FILED 20. 2025-11-02 PM SALVADOR CISNEROS

- NOTES:
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48473C0275E, 48473C0350E, 48473C0300E AND 48473C0375E ALL HAVING AN EFFECTIVE DATE OF 02/18/2009, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
 4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN SHALL BE ELEVATED TO TWO (2) FEET OR MORE ABOVE THE 500-YEAR FLOODPLAIN ELEVATION, IN THE 100-YEAR FLOODPLAIN. WITHIN THE 500-YEAR, THESE STRUCTURES MUST BE ELEVATED TO ONE (1) ABOVE THE 500-YEAR FLOODPLAIN ELEVATION. NO DEVELOPMENT PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE COUNTY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION
 5. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM
 7. 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.
 8. NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
 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. SUBJECT PLAT WAS DEANNEX FROM THE CITY OF HOUSTON EXTRA-TERRITORIAL JURISDICTION (E.T.J.) ON SEPTEMBER 7, 2023.
 11. PROJECT BENCHMARK: NGS F 768 (PID: AW0121)
BEING A BRASS DISK STAMPED "F 768 1943" ON THE TOP OF A CONCRETE BRIDGE ABUTMENT AT THE SOUTH END OF THE EAST ABUTMENT OF THE HIGHWAY BRIDGE OVER BESSIES CREEK. TO REACH THE BENCHMARK HEAD 2.1 MILES WEST ALONG U.S. HWY 90 FROM THE JUNCTION OF F.M. 359 SOUTH IN BROOKSHIRE, BEING ABOUT 0.25 MILE WEST OF THE JUNCTION OF DONIGAN ROAD AND U.S. HWY. 90, 0.2 MILE EAST OF THE JUNCTION OF U.S. HWY. 90 LEADING INTO I-10 WEST AND THE ACCESS ROAD.
ELEVATION = 130.50' NAVD88
 12. TEMPORARY BENCHMARK (TBM) "D":
BEING AN "X" CUT IN CONCRETE ON TOP OF A GRATE INLET LOCATED ALONG THE NORTH RIGHT-OF-WAY OF F.M. 529, LOCATED AT THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY.
ELEVATION = 175.29' NAVD88
 13. ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PER GPS OBSERVATIONS.
 14. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
 15. THIS PLAT IS SUBJECT TO HUMBLE OIL AND REFINING COMPANY EASEMENT RECORDED IN VOL. 90, PG. 53, W.C.D.R. (BLANKET IN NATURE)
 16. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
 17. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
 18. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
 19. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
 20. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
 21. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
 22. THIS PLAT IS SUBJECT TO HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
 23. THIS PLAT IS SUBJECT TO HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
 24. THIS PLAT IS SUBJECT TO THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
 25. THIS PLAT IS SUBJECT TO HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

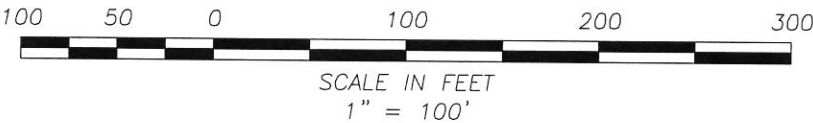
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SCALE: 1"=100'					
SHEET 4 OF 10					

\\s4208 - EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG FND. 20. 2025-102 PM SALVADOR CISNEROS

SHEET INDEX
(NOT TO SCALE)



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SCALE: 1"=100'					
SHEET 5 OF 10					



LEGEND

A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
D.E.	= DRAINAGE EASEMENT
F.C.	= FILM CODE
NO.	= NUMBER
O.P.R.W.C.T.	= OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
T.M.B.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.C.D.R.	= WALLER COUNTY DEED RECORD
W.C.C.F.	= WALLER COUNTY CLERK FILE
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
①	= BLOCK NUMBER
⦿	= FOUND 5/8" IRON ROD (UNLESS OTHERWISE INDICATED)
●	= SET 5/8" IRON ROD WITH "MILLER SURVEY" CAP
⊕	= BENCHMARK

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°58'35"W	60.00'
L2	N39°25'07"E	88.13'

CURVE TABLE					
CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	N46°58'35"W	49.50'

L:\4828 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4824.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG Feb. 25, 2025-9:08 AM CHAD MILLER

L:\4628 EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4628-500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 2.DWG.Feb. 20, 2025-1:04 PM SALVADOR CISNEROS

RESIDUE OF A
CALLED 622.4
ACRES
622 SOFI
LAKES, L.P.
W.C.C.F. NO.
2408032

(FUTURE)
SOFI LAKES BOULEVARD
(R.O.W. WIDTH VARIES)

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

X= 2956490.07
Y= 13879067.07

1

SOFI LAKES
RESERVE SEC 1
W.C.C.F. NO.
O.P.R.W.C.T.

RESERVE "A"

N01°58'35"W 265.00'

25' B.L.

1

RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

P.O.B.
X= 2956537.46
Y= 13878708.53

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

CALLED 13.695 ACRES
C. SCANCHEZ CHILDREN'S COMMERCIAL
REAL ESTATE INVESTMENTS, LTD.
VOL. 1175, PG. 621, W.C.D.R.

CALLED 575.642 ACRES
JR EVERGREEN, LLC
W.C.C.F. NO. 1807971

DATE: 2/20/24

SCALE: 1"=100'

SHEET 7 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

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

SURVEYOR
MillerSurvey
BCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77063
713.413.1900 | millersurvey.com

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

N88°01'25"E 1810.61'

①
RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

S88°01'25"W 2406.73'

S88°01'25"W 2414.80'

CALLLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

120.00'

RESERVE "A"

CALLLED 20.000 ACRES
WET SOUNDS, INC.
VOL. 1376, PG. 621, W.C.D.R.

FREEMAN RANCH SEC. 2
W.C.C.F. NO. 1806277

DATE: 2/20/24

SCALE: 1"=100'

SHEET 8 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILIT
SOPHAFILIT@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILIT
SOPHAFILIT@GMAIL.COM

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

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

N01°58'35"W 194.16'

L2

①

RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

RESERVE "A"

①

6

5

4

3

2

1

RESERVE "B"

FREEMAN RANCH SEC. 2
W.C.C.F. NO. 1806277

FREEMAN RANCH DRIVE STREET
DEDICATION SEC. 1
W.C.C.F. NO. 1805878

RESERVE "B"

①

6

5

4

3

2

1

FREEMAN RANCH SEC. 1
W.C.C.F. NO. 1805873

DATE: 2/20/24

SCALE: 1"=100'

SHEET 9 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Flossie 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 77063
713.413.1900 | millersurvey.com

L:\4828-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4828-500 DETENTION PH. 1 AND 2\CAD\PLAT\SOFI LAKES\4828-500 DETENTION PH. 1 AND 2\CAD\PLAT\SOFI LAKES\RESERVE SEC 2.DWG. PLOT. 20, 2025-10-05 PM SALVADOR CISNEROS

14928 EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES DETENTION PH 1 AND 2 CAD\03 PLAT\SOFI LAKES RESERVE SEC 2.DWG Feb. 20, 2025-1:06 PM SALVADOR CISNEROS

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

TEMPORARY WORKSPACE NO. 1
EASEMENT
W.C.C.F. NO. 2108269

N88°00'15"E 497.50'

X= 2958845.81
Y= 13879408.92

LONE STAR GAS COMPANY 50'
PIPELINE EASEMENT
VOL. 2203, PG. 618, W.C.D.R.

RESIDUE OF A
CALLED 622.4 ACRES
622 SOFI LAKES, L.P.
W.C.C.F. NO. 2408032

CALLED 575.411 ACRES
KENNETH R. JASEK &
JOANNA H. JASEK
VOL. 1008, PG. 658,
W.C.D.R.

①

RESERVE "A"
19.79 ACRES / 862,218 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

TEMPORARY WORKSPACE NO. 1
EASEMENT
W.C.C.F. NO. 2108269

25' B.L.

CALLED 3.972 ACRES
STATE OF TEXAS
VOL. 187, PG. 253,
W.C.D.R.

FM 529 FREEMAN ROAD
(120' R.O.W.)
VOL. 187, G. 253,
W.C.D.R.

THIS 144,643 SQ. FT. / 3.32 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

X= 2958950.49
Y= 13878791.80

64.85'

S76°42'40"E

(T.B.M.) "D"

RESERVE "B"

6

7

8

9

10

11

12

13

14

FREEMAN RANCH SEC. 1
W.C.C.F. NO. 1805873

RESERVE "C"

DATE: 2/20/24

SCALE: 1"=100'

SHEET 10 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 2

OWNER:
622 SOFI
LAKES, L.P.
9019 TRI-CITY BEACH RD.
BAYTOWN, TX 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

DEVELOPER:
GARDENBURE
DEVELOPMENT LLC
9019 TRI-CITY BEACH RD.
BAYTOWN, TEXAS 77523
713-398-7927
SOPHIA FILFIL
SOPHIAFILFIL@GMAIL.COM

ENGINEER
RG Miller
DCCM

R.G. Miller Engineers, Inc. | TAEng F-487
10888 Eldridge Parkway Suite 800,
Houston, Texas 77077
713.481.9600 | rgmiller.com

SURVEYOR
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1760 W. Sam Houston Pkwy N
Houston, TX 77063
713.413.1900 | millersurvey.com