

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sofi Lakes Reserve Section 1

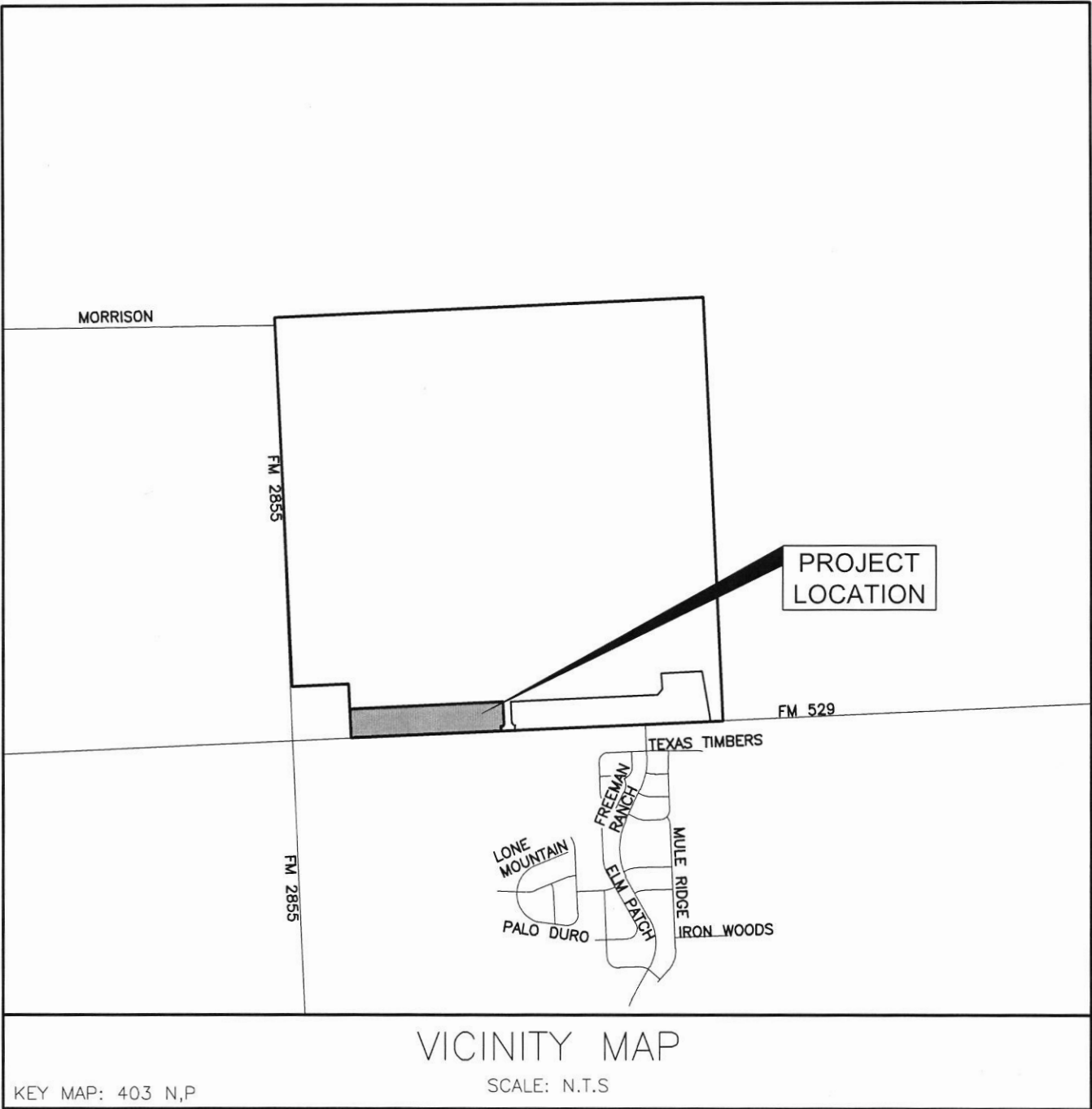
Date: November 19, 2025

Background

Final Plat of Sofi Lakes Reserve Section 1 which consists of 15.46 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1**

A SUBDIVISION OF 15.46 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. 2024-58

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER: 622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523 713-368-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	DEVELOPER: GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523 713-368-7927 SOPHIA FILFIL SOPHAFILFIL@GMAIL.COM	ENGINEER RG Miller DCCM R.G. Miller Engineers, Inc. TxEng F-487 1080 Elmdge 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
SCALE: 1"=100'					
SHEET 1 OF 10					

LA4928-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFT LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFT LAKES DETENTION POND SEC 1\01 CAD\03 PLAT\PLAT SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:08 PM SALVADOR CISNEROS

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 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.

WE, THE FOREMENTIONED, 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 SOFI LAKES, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY SOPHIA FILFIL, ITS PRESIDENT, HEREUNTO AUTHORIZED, 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

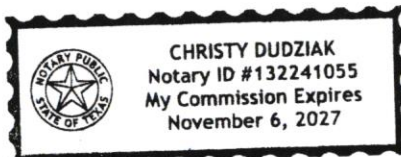
STATE OF TEXAS
COUNTY OF WALLER

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 PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21ST DAY OF February, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

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 AND 48473C0350E 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 AND 48473C0350E 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

SCALE: 1"=100'

SHEET 2 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1

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 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

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. 2024-58

APPROVED BY THE BOARD OF SUPERVISION ON 12.23.24
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 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.

\\1928-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:08 PM SALVADOR CORDERO

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	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 Eldridge Parkway Suite 600, Houston, Texas 77077 713.451.9600 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					

FIELD NOTES FOR 15.46 ACRES

BEING A TRACT OF LAND CONTAINING 15.46 ACRES (673,381 SQUARE FEET), LOCATED IN THE H.&T.C.R.R. SURVEY BLOCK 113, ABSTRACT NUMBER (NO.) 173, WALLER COUNTY, TEXAS; SAID 15.46 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 15.46 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):

BEGINNING 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, AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID 10.00 AND 622.4 ACRE TRACTS, NORTH 02 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 358.53 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, 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 309.20 FEET;

THENCE, THROUGH AND ACROSS SAID 622.4 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. NORTH 87 DEGREES 58 MINUTES 44 SECONDS EAST, A DISTANCE OF 1,881.27 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;
2. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 265.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
3. 54.98 FEET ALONG THE ARC OF SAID 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 SOUTH 43 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT AN ANGLE POINT;
4. SOUTH 01 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 60.00 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 1,845.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.46 ACRES OF LAND.

NOTES:

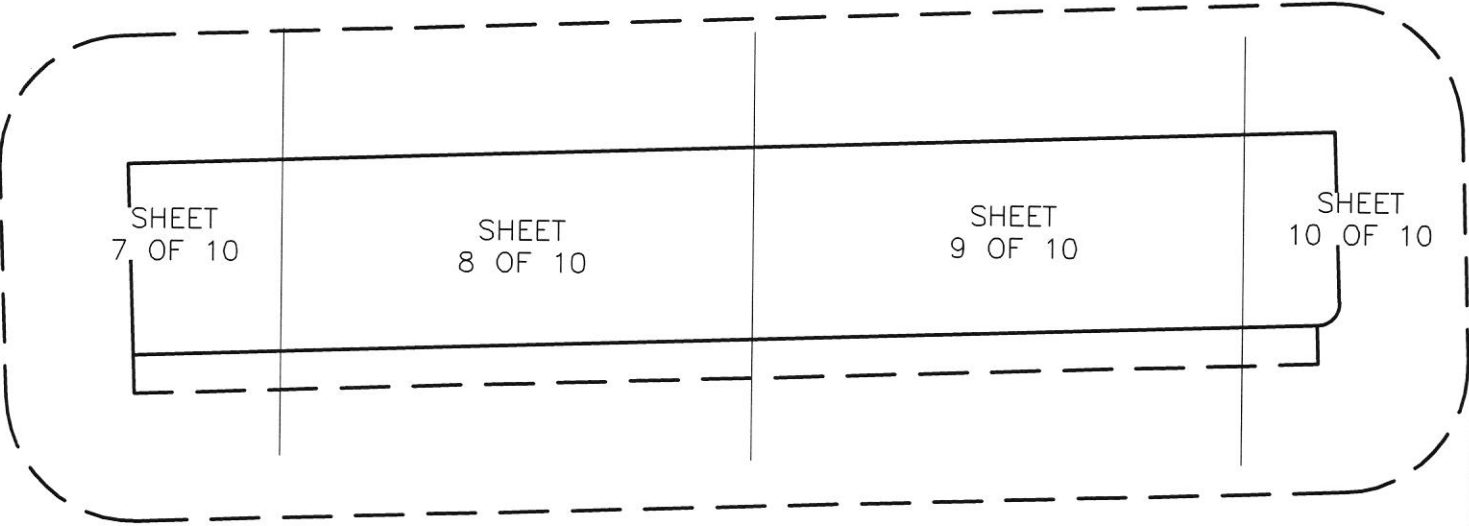
1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999889861431.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 48473C0275E AND 48473C0350E, BOTH 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) "A": BEING AN "X" CUT IN CONCRETE HEADWALL OF A CULVERT AT THE NORTHEAST INTERSECTION OF F.M. 2855 AND F.M. 529. ELEVATION = 176.65' 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 A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 87, PG. 420, W.C.D.R. (BLANKET IN NATURE).
15. THIS PLAT IS SUBJECT TO A 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 A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 232, W.C.D.R. (BLANKET IN NATURE)
17. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 233, W.C.D.R. (BLANKET IN NATURE)
18. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 95, PG. 234, W.C.D.R. (BLANKET IN NATURE)
19. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 495, W.C.D.R. (BLANKET IN NATURE)
20. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 496, W.C.D.R. (BLANKET IN NATURE)
21. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 98, PG. 497, W.C.D.R. (BLANKET IN NATURE)
22. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 100, PG. 188, W.C.D.R. (BLANKET IN NATURE)
23. THIS PLAT IS SUBJECT TO A HUMBLE PIPELINE COMPANY EASEMENT RECORDED IN VOL. 103, PG. 519, W.C.D.R. (BLANKET IN NATURE)
24. THIS PLAT IS SUBJECT TO A THE DOW CHEMICAL COMPANY EASEMENT RECORDED IN VOL. 124, PG. 542, W.C.D.R. (BLANKET IN NATURE)
25. THIS PLAT IS SUBJECT TO A HUMBLE OIL & REFINING COMPANY EASEMENT RECORDED IN VOL. 198, PG. 622, W.C.D.R. (BLANKET IN NATURE)

LA 4928, EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 483.4 500 DETENTION PH. 1 AND 2, CAD\03 PLAT\SOFI LAKES DETENTION POND SEC. 1\01 CAD\03 PLAT\SOFI LAKES RESERVE SEC. 1.DWG F4b, 20, 2025-11-09 PM SALVADOR CSINEROS

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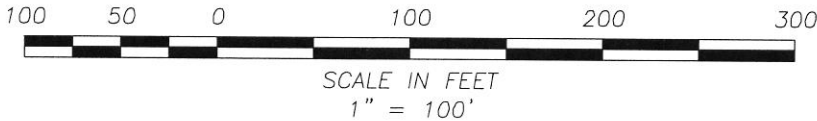
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SHEET INDEX
(NOT TO SCALE)



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SCALE: 1"=100'					
SHEET 5 OF 10					

LA 4928, EAST WALLER COUNTY MANAGEMENT DISTRICT(SOFI LAKES) 4834-500 DETENTION PH 1 AND 2 CAD PLAN(SOFI LAKES DETENTION POND SEC 1) 01 CAD 03 PLAT PLAT SOFI LAKES RESERVE SEC 1.DWG Feb. 25, 2025-5:10 AM CHMD MILLER



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.B.M.	= 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	S01°58'35"E	60.00'

CURVE TABLE

CURVE	ARCH LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.98'	35.00'	90°00'00"	S43°01'25"W	49.50'

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	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 P - 487 1060 Eldridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 6 OF 10					

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	OWNER:	DEVELOPER:	ENGINEER	SURVEYOR
SCALE: 1"=100'		622 SOFI LAKES, L.P. 9019 TRI-CITY BEACH RD. BAYTOWN, TX 77523	GARDENBURE DEVELOPMENT LLC 9019 TRI-CITY BEACH RD. BAYTOWN, TEXAS 77523	RG Miller DECCM R.G. Miller Engineers, Inc. Telling P. - 487 1080 Eldridge Parkway Suite 600, Houston, Texas 77077 713 461-9000 rgmiller.com	MillerSurvey DECCM Miller Survey Firm Reg. No. 100471906 1760 W. Sam Houston Pkwy N Houston, TX 77043 713 453 1863 millersurvey.com
SHEET 7 OF 10		SOPHIA FILFL SOPHIAFILFL@GMAIL.COM	SOPHIA FILFL SOPHIAFILFL@GMAIL.COM		

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

N87°58'44"E 1881.27'

①

RESERVE "A"
12.92 ACRES / 562,649 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

S88°01'25"W 1845.68'

S88°01'25"W 1845.56'

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

THIS 110,731 SQ. FT. / 2.54 AC.
IS HEREBY DEDICATED TO THE
PUBLIC FOR RIGHT-OF-WAY
PURPOSES.

120.00'

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

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

DATE: 2/20/24

SCALE: 1"=100'

SHEET 8 OF 10

FINAL PLAT OF
SOFI LAKES
RESERVE SEC 1

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

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

ENGINEER
RG Miller
DCCM
R.G. Miller Engineers, Inc. | TxEng F-487
1080 Elchridge Parkway Suite 600,
Houston, Texas 77077
713.481.9600 | 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

LA 4928-EAST WALLER COUNTY MANAGEMENT DISTRICT SOFI LAKES 1834.500 DETENTION PH 1 AND 2(CAD) PLAT SOFI LAKES DETENTION POND SEC 1.01 CAD(03) PLAT PLAT SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:11 PM SALVADOR CISNEROS

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

①

RESERVE "A"
12.92 ACRES / 562,649 S.F.
RESTRICTED TO
DRAINAGE AND DETENTION

25' B.L.

THIS 110,731 SQ. FT. / 2.54 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.

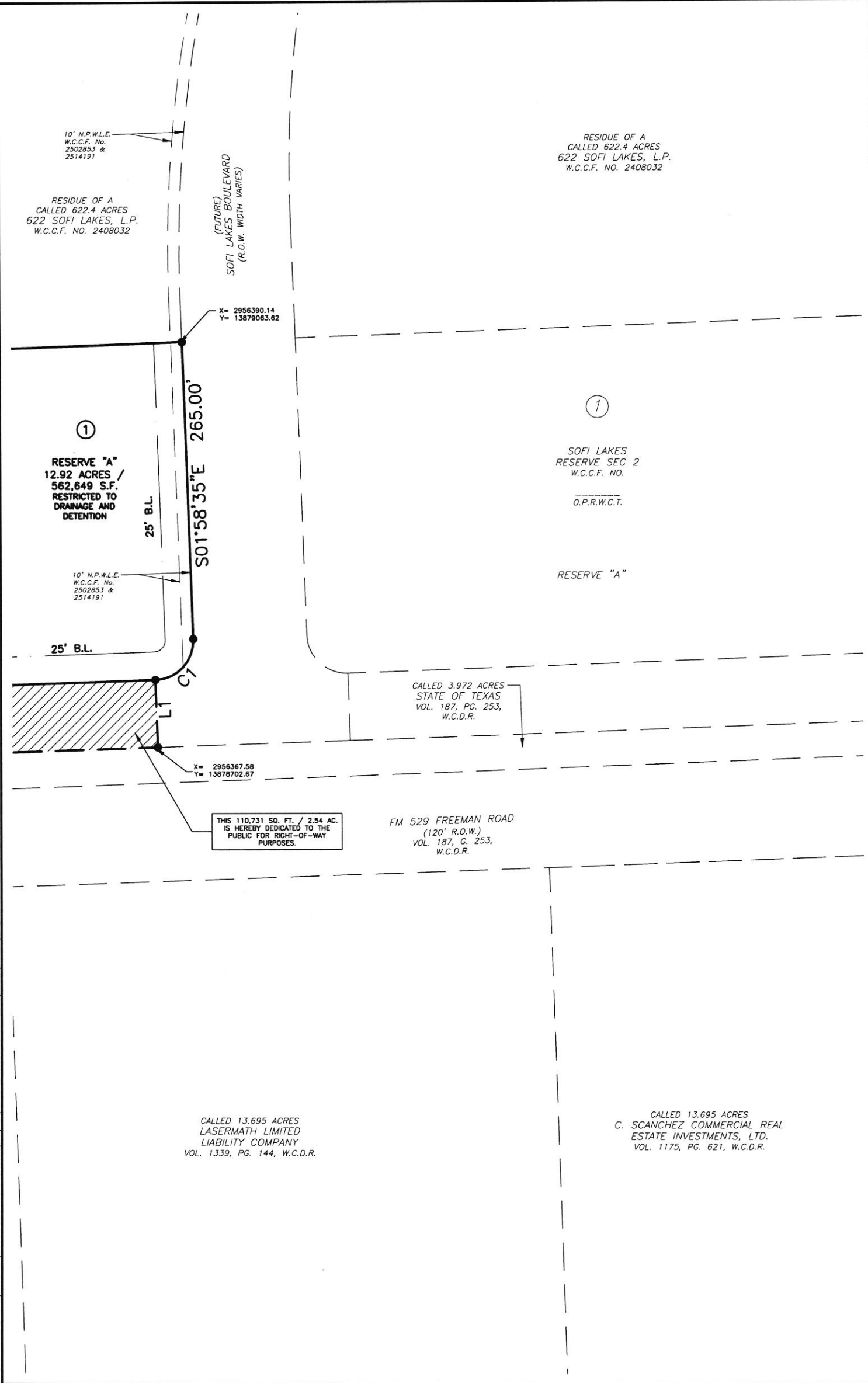
CALLED 7.408 ACRES
URIAS GOMEZ & ERICKA GOMEZ
VOL. 1289, PG. 482, W.C.D.R.

CALLED 13.695 ACRES
LASERMATH LIMITED
LIABILITY COMPANY
VOL. 1339, PG. 144, W.C.D.R.

LY4828-EAST WALLER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834.500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES RESERVE SEC 1.DWG Feb. 20, 2025-1:12 PM SALVADOR CISNEROS

DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	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. 11441 King F - 487 1080 Elcridge Parkway Suite 600, Houston, Texas 77077 713.461.9600 rgmiller.com	SURVEYOR MillerSurvey DCCM Miller Survey Firm Reg. No. 19947100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com
SCALE: 1"=100'					
SHEET 9 OF 10					

L:\4928 EAST WALKER COUNTY MANAGEMENT DISTRICT\SOFI LAKES\4834-500 DETENTION PH 1 AND 2\CAD\PLAT\SOFI LAKES DETENTION POND SEC 1.DWG Nov. 5, 2025--10:18 AM SALVADOR CISNEROS



DATE: 2/20/24	FINAL PLAT OF SOFI LAKES RESERVE SEC 1	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 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 10 OF 10					