

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Waterford Run

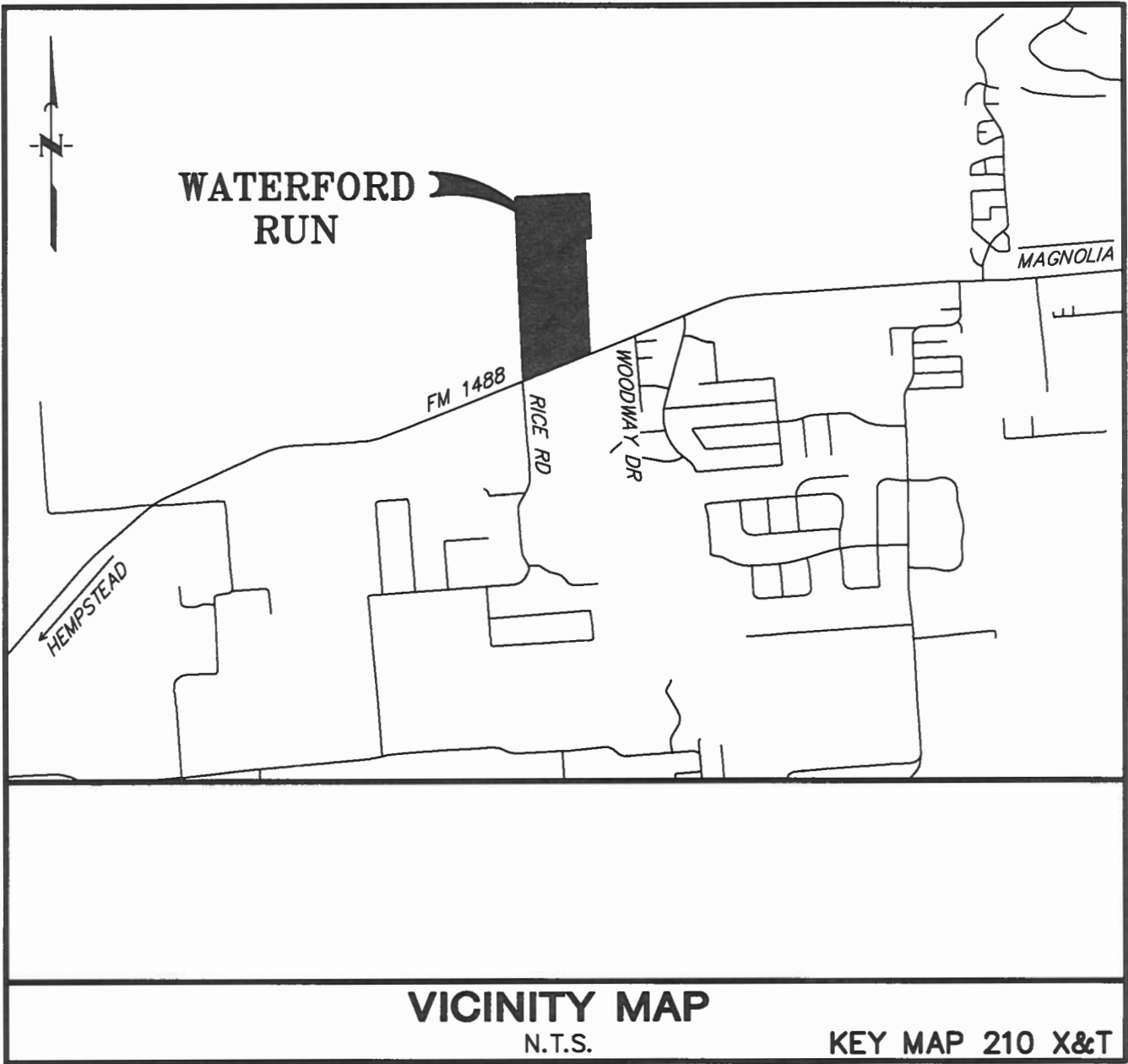
Date: November 19, 2025

Background

Final Plat of Waterford Run which consists of 182.94 acres will include 2 Blocks and 4 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



FINAL PLAT OF WATERFORD RUN

A SUBDIVISION OF 182.94 ACRES OF LAND
OUT OF THE
JAMES COOPER SURVEY, A-114, AND THE
DANIEL WARREN SURVEY, A-394
WALLER COUNTY, TEXAS
4 RESERVES 2 BLOCKS
OCTOBER 2024

DATE: OCTOBER 2024

SCALE NTS

SHEET 1A OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

K:\17799\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN--PLAT.dwg Feb 06, 2025 - 5:16pm cjs

STATE OF TEXAS §
COUNTY OF WALLER §

A **METES & BOUNDS** description of a certain 182.94 acre tract situated in James Cooper Survey, Abstract No. 114 and the Daniel Warren Survey, Abstract No. 394 in Waller County, Texas, being all of a called 171.09 acre tract conveyed by Special Warranty Deed to North Pines 1488, LP recorded in File No. 2309732 of the Official Public Records of Waller County (OPRWC) (Undivided 44.36% Interest) and by Correction Special Warranty Deed to F&D Myrtle Realty Co., LLC recorded in File No. 2401186 OPRWC (Undivided 55.64% Interest) and all of the remainder of a called 182.9312 acre tract conveyed by Warranty Deed with Vendor's Lien to MARITIA, L.P. recorded in File No. 1700885 OPRWC, said 182.94 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

BEGINNING at a found 4x4-inch concrete monument marking the southwest corner of a portion of said remainder tract, being common with the southeast corner of a called 410.74 acre tract conveyed by Limited General Warranty Deed to William Marsh Rice University recorded in File No. 2307255 OPRWC, the northwest corner of a called 6.657 acre tract conveyed by Right-of-Way Deed to State of Texas recorded in Volume 138, Page 629 of the Deed Records of Waller County (DRWC) and being in the north right-of-way line of F.M. Highway 1488 (100-foot right-of-way, TxDOT Project No. S1452(4));

THENCE North 02°26'32" West, along the west lines of said remainder tract and said 171.09 acre tract, passing at 318.53 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking a southwest corner of said 171.09 acre tract, continuing in all a total distance of 3704.99 feet to a found 4x4-inch concrete monument marking an angle of the herein described subject tract, being common with the northeast corner of said 410.74 acre tract, and the southeast corner of the remainder of a tract conveyed by Limited General Warranty Deed to Waller Solar LLC recorded in File No. 2003952 OPRWC;

THENCE North 02°11'33" West, continuing along the west line of said 171.09 acre tract, 1100.86 feet to a found 4x4-inch concrete monument marking the northwest corner of the herein described subject tract, being common with a southwest corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC, and being in the east line of said remainder of the Waller Solar tract;

THENCE along common lines of said 171.09 acre tract and said 657.34 acre tract, the following three (3) courses and distances:

- 1. North 87°15'52" East, 616.25 feet to a found 4x4-inch concrete monument;
- 2. North 87°26'54" East, 1279.05 feet to a found 4x4-inch concrete monument;
- 3. South 02°42'21" East, 1111.83 feet to a found 4x4-inch concrete monument marking an east corner of the herein described subject tract, being common with a southwest corner of said 657.34 acre LLC tract, and a north angle of a called 40.501 acre tract conveyed by General Warranty Deed with Third Party Vendor's Lien to Noelia Garcia recorded in File No. 2011775 OPRWC, from which a found 3/4-inch iron rod bears North 85°35'07" East, 0.27 feet;

THENCE along common lines of said 171.09 acre tract and said 40.501, the following two (2) courses and distances:

- 1. South 88°54'23" West, 171.18 feet to a found 4x4-inch concrete monument;
- 2. South 02°13'23" East, passing at 1738.63 feet, 0.57 feet to the left a found 5/8-inch iron rod marking the southwest corner of said 40.501 acre tract and the northwest corner of a called 5.000 acre tract conveyed by Warranty Deed to Brian Lively and Andrea Lively recorded in File No. 2007944 OPRWC, passing at 2079.98 feet, 0.58 feet to the right a found 5/8-inch iron rod marking the southwest corner of said 5.000 acre tract and the northwest corner of a called 14.55 acre tract conveyed by Special Warranty Deed to RELSIM 2 LLC recorded in File No. 2314368, passing at 2770.05 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the northeast corner of a portion of aforementioned remainder tract, continuing in all a total distance of 3089.02 feet to a found 2-inch iron pipe marking the southeast corner of the herein described subject tract, being common with the southeast corner of a portion of said remainder tract, the southwest corner of said 14.55 acre tract and being in aforementioned north right-of-way line of F.M. Highway 1488, from which a found 1/2-inch iron rod bears North 03°57'50" East, 0.54 feet;

THENCE South 67°55'02" West, along south lines of said remainder tract and said 171.18 acre tract and said north right-of-way of F.M. Highway 1488, passing at 723.64 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), passing at 923.64 feet a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), continuing in all a total distance of 1828.64 feet to the **POINT OF BEGINNING, CONTAINING 182.94 acres of land in Waller County, Texas, filed in the offices of Quiddity in College Station, Texas.**

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1B OF 40			

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LEGEND:

- AC "Acres"
- AE "Aerial Easement"
- BL "Building Line"
- CF "Clerk's File"
- DRWC "Deed Records of Waller County"
- No. "Number"
- OPRWC "Official Public Records of Waller County"
- ORWC "Official Records of Waller County"
- ROW "Right-of-way"
- Sq. Ft. "Square Feet"
- VOL. __, PG. __ . . . "Volume and Page"
- UE "Utility Easement"
- "Set 5/8-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner", as per certification"
- ① "Block Number"
- A "Reserve"

GENERAL NOTES:

- 1. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Texas American Title, File No. 2791024-07430, Dated February 11, 2025.
- 2. All coordinates are grid based on the Texas Coordinate System of 1983, South Central Zone (4204), and may be converted to surface by scaling from the point of origin (N: 13991667.51, E:2966995.57) with a surface adjustment factor of 1.0000353312.
- 3. All bearings are based on the Texas Coordinate System of 1983, South Central Zone (4204), based upon GPS observations.
- 4. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid North Pines 1488, LP, a Texas Limited Partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 5. There are no pipeline easements within the platted area.
- 6. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain; Shaded Zone "X", defined as areas of 0.2% annual chance (500-year) flood, areas of 1% annual chance (100-year) flood with average depths of less than 1-foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; Zone "AE", defined as special flood hazard areas subject to inundation by the by the 1% annual chance (100-year) flood with base flood elevations determined, and floodway areas within zone "AE".

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

- 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 County has the right at any time to take possession of any street widening easement for construction, improvement, or maintenance.
- 8. Structures built 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) foot or more 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.
- 9. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 10. Tract is subject to Right of Way Easement granted to San Bernard Electric Cooperative, Inc., dated November 3, 1965, recorded in Volume 197, Page 538, of the Deed Records, Waller County, Texas. Said easement does affect the subject tract as shown hereon.
- 11. Tract is subject to Right of Way Easement granted to San Bernard Electric Cooperative, Inc., dated December 24, 1965 recorded in Volume 197, Page 541, of the Deed Records, Waller County, Texas. Said easement does affect the subject tract as shown hereon.
- 12. Tract is subject to terms, conditions and provisions contained in that certain Waiver of Surface Rights, filed for record in Volume 960, Page 682, of the Official Public Records of Waller County, Texas. Said waiver of surface rights does affect the subject tract.
- 13. Tract is subject to terms, conditions, and stipulations of that certain Blanket Access and Construction Easement Agreement filed under Waller County Clerk's File No. 2309733 and amended and restated under 2313477 and amended under 2414545, OPRWC.
- 14. Tract is subject to terms, conditions and stipulations of that certain Access Easement filed under Waller County Clerk's File No. 2309734.
- 15. Tract is subject to terms, conditions and stipulations of that certain Utilities Easement Agreement filed under Waller County Clerk's File No. 2312757.
- 16. Tract is subject to terms, conditions and stipulations of that certain Temporary Construction and Access Easement filed under Waller County Clerk's File No. 2406259.
- 17. Control Point # 1 being a TxDOT control point found in the south right-of-way of FM HWY 1488, located approximately 715 feet east of the intersection of FM 1488 and Rice Rd, approximately 42 feet west of a concrete driveway in front of a white metal building, approximately 21.7 feet south of the edge of pavement of FM 1488 and approximately 14.2 feet west of a telephone pedestal as shown hereon. Elevation = 262.12 feet, NAVD 88 Adjustment.

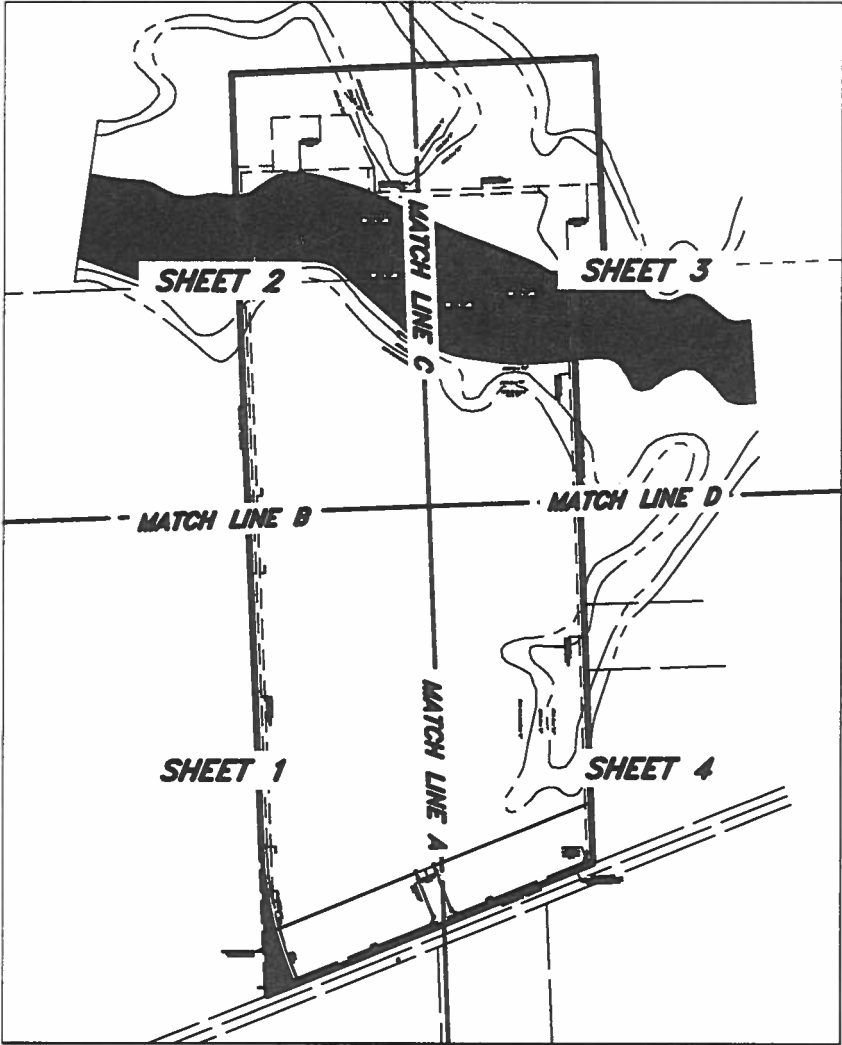
DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1C OF 40			

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°54'23"W	171.18'
L2	S22°04'58"E	213.89'
L3	S67°04'58"E	70.71'
L4	N22°55'02"E	70.71'
L5	S87°36'08"W	49.98'
L6	N02°23'52"W	33.50'
L7	N22°17'43"W	70.82'
L8	S22°17'43"E	70.38'

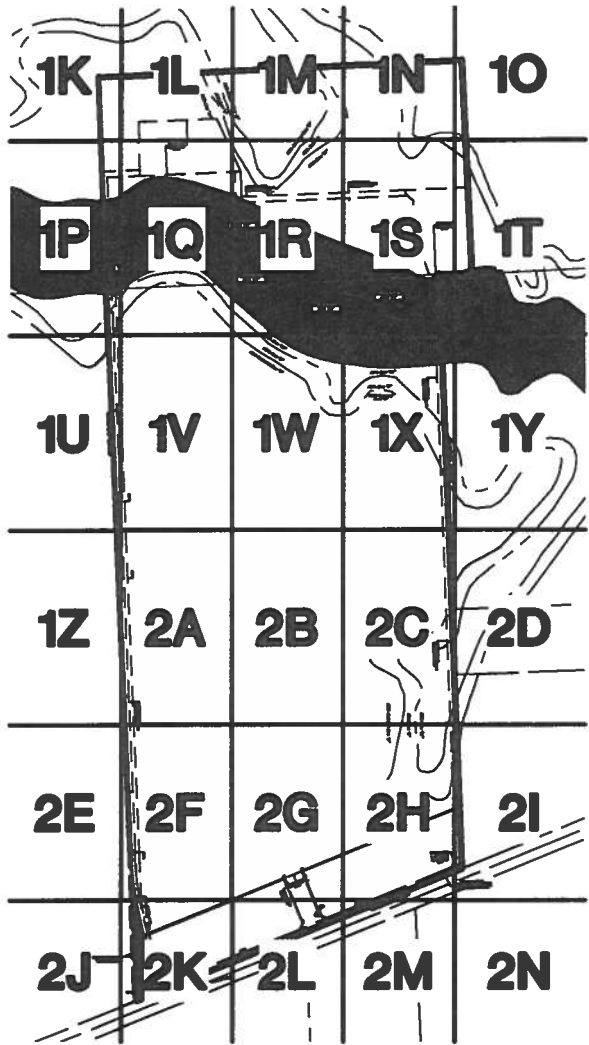
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	1°03'40"	36.11'	S21°33'09"E	36.11'	18.06'
C2	2050.00'	1°00'33"	36.11'	S21°34'42"E	36.11'	18.06'
C3	1960.00'	19°51'11"	679.14'	S12°22'07"E	675.75'	343.01'
C4	2080.00'	0°17'45"	10.74'	S22°08'50"E	10.74'	5.37'

OVERALL LAYOUT
SCALE: 1" = 1000'



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SCALE NTS			
SHEET 1D OF 40			

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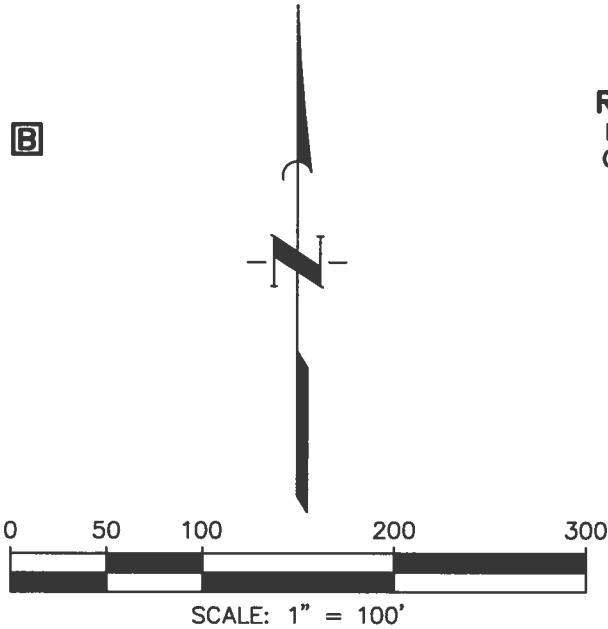
RESERVE TOTAL
182.10 AC
7,968,920 Sq. Ft.

UNRESTRICTED RESERVE **A**
170.88 AC
7,443,318 Sq. Ft.

UNRESTRICTED RESERVE **B**
5.68 AC
247,093 Sq. Ft.

UNRESTRICTED RESERVE **C**
5.51 AC
239,629 Sq. Ft.

RESTRICTED RESERVE **D**
Restricted to Landscape,
Open Space, & Incidental
Utility Purposes Only
0.03 AC
1,184 Sq. Ft.



DATE: OCTOBER 2024

SCALE NTS

SHEET 1E OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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STATE OF TEXAS §
COUNTY OF WALLER §

We, NORTH PINES 1488, LP, a Texas Limited Partnership, by North Catch 1488, L.L.C., its General Partner, acting by and through Kayvon Tabrizi, its Vice President, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., 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 new 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 driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the NORTH PINES 1488, LP, a Texas Limited Partnership, by North Catch 1488, L.L.C., has caused these presents to be signed by Kayvon Tabrizi, its Vice President, thereunto authorize, this 2 day of DECEMBER, 2024

NORTH PINES 1488, LP,
a Texas Limited Partnership

By: North Catch 1488, LLC
Its General Partner

By: 
Kayvon Tabrizi, Vice President

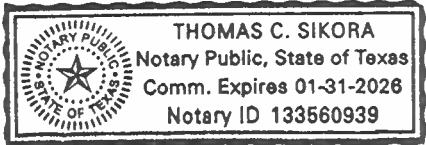
STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kayvon Tabrizi, Vice President, of North Catch 1488, LLC, a Texas Limited Liability Company, General Partner of NORTH PINES 1488, LP, a Texas Limited Partnership, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of December, 2024


Notary Public in and for the State of Texas

THOMAS C. SIKORA
Print Name



My commission expires: 01-31-2026

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 College Station, TX 77845 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1F OF 40			

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STATE OF TEXAS §
COUNTY OF WALLER §

We, F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, acting by and through Marisol Diaz, its Manager, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., 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 new 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 driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, has caused these presents to be signed by Marisol Diaz, its Manager, thereunto authorize, this 22 day of November, 2024

F&D MYRTLE REALTY CO., LLC
a New York Limited Liability Company

By: Marisol Diaz
Marisol Diaz, Manager

STATE OF NEW YORK §
COUNTY OF Nassau §

BEFORE ME, the undersigned authority, on this day personally appeared Marisol Diaz, Manager, of F&D MYRTLE REALTY CO., LLC, a New York Limited Liability Company, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of November, 2024

Andrew Tsang
Notary Public in and for the State of New York

ANDREW TSANG
Print Name

My commission expires: 8/15/2028

ANDREW KIN TSANG
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TS6346628
Qualified in NASSAU County
Commission Expires 08/15/2028

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SCALE NTS			
SHEET 16 OF 40			

STATE OF TEXAS §
COUNTY OF WALLER §

We, MARITIA, L.P., an Arizona Limited Partnership, by East Lyons, Inc., a Nevada Corporation, its General Partner, acting by and through Frederic J. Winssinger, its President, Owner hereinafter referred to as Owners of the 182.94 acre tract described in the above and foregoing map of Waterford Run, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., 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 new 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 driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the MARITIA, L.P., an Arizona Limited Partnership, by East Lyons, Inc., a Nevada Corporation, its General Partner, has caused these presents to be signed by Frederic J. Winssinger, its President, thereunto authorize, this 7 day of Nov, 2024

MARITIA, L.P.,
an Arizona Limited Partnership

By: East Lyons, Inc.,
a Nevada Corporation
its General Partner

By: [Signature]
Frederic J. Winssinger, President

STATE OF Arizona §
COUNTY OF Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared Frederic J. Winssinger, President, of East Lyons, Inc., a Nevada Corporation, General Partner of MARITIA, L.P., an Arizona Limited Partnership, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of November, 2024

Notary Public in and for the State of Arizona
Yumi Zeviar
Print Name

My commission expires: 03-20-2027



DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 College Station, TX 77845 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 1H OF 40			

K:\17799\17799-001-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN--PLAT.dwg Feb 06, 2025 - 5:22pm cjs

Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

A portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640, Flood Insurance Rate Map No. 48473C0100E dated 2/18/2009.

A portion of this subdivision lies within the boundaries of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community Panel #480640, Flood Insurance Rate Map No. 48473C0100E, dated 2/18/2009.



Christopher E. Curtis 2/10/25

Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

I, J. Ross McCall, PE, 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, PE
County Engineer

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE NTS			
SHEET 11 OF 40			

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, 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 _____, 202__, at _____ o'clock ____M in File No. _____ of the Plat
Records of said County. Witness my hand and seal of office, at Hempstead, Texas, the day and date
last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 202__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

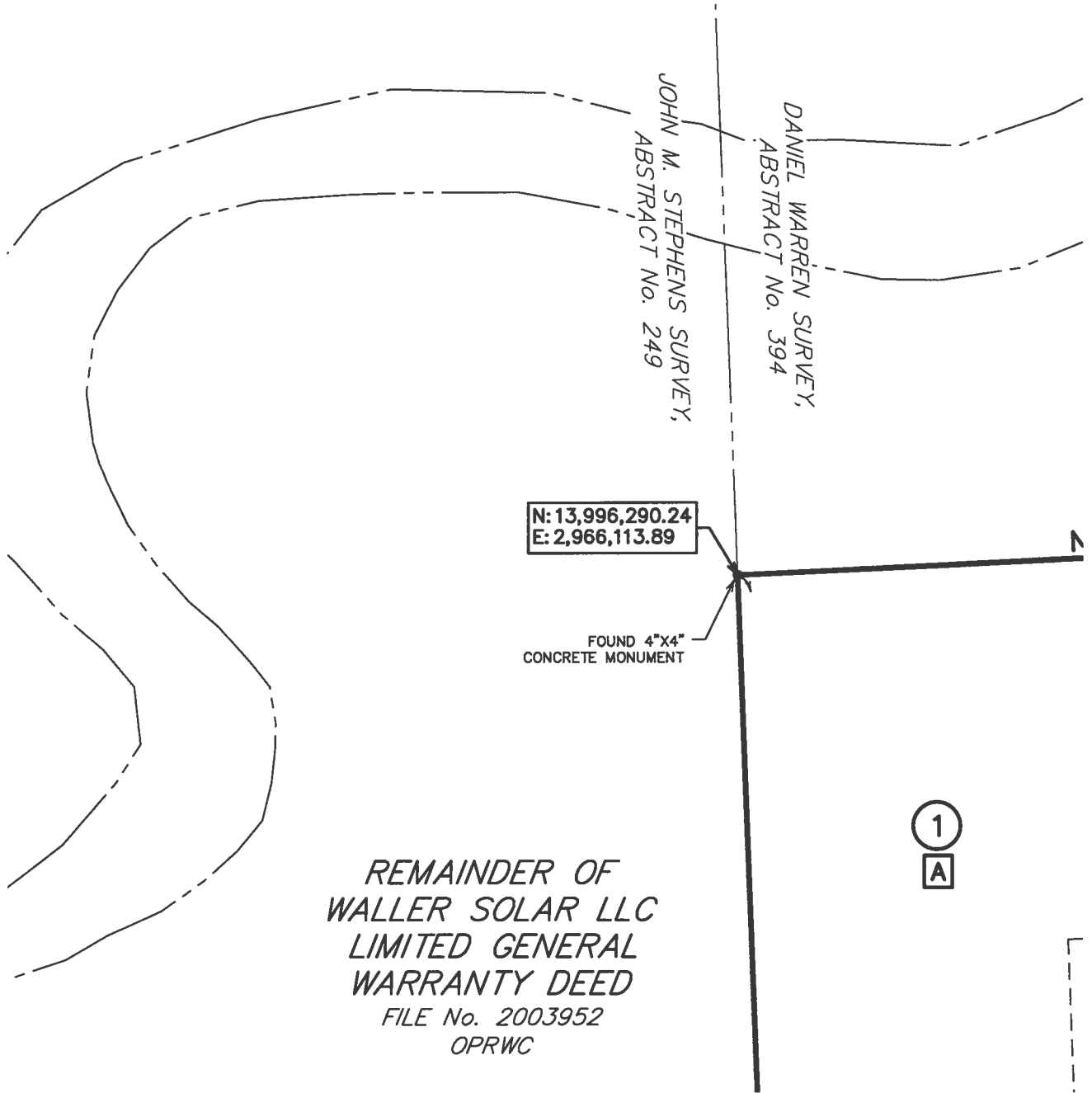
Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

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SCALE NTS			
SHEET 1J OF 40			

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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1K OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

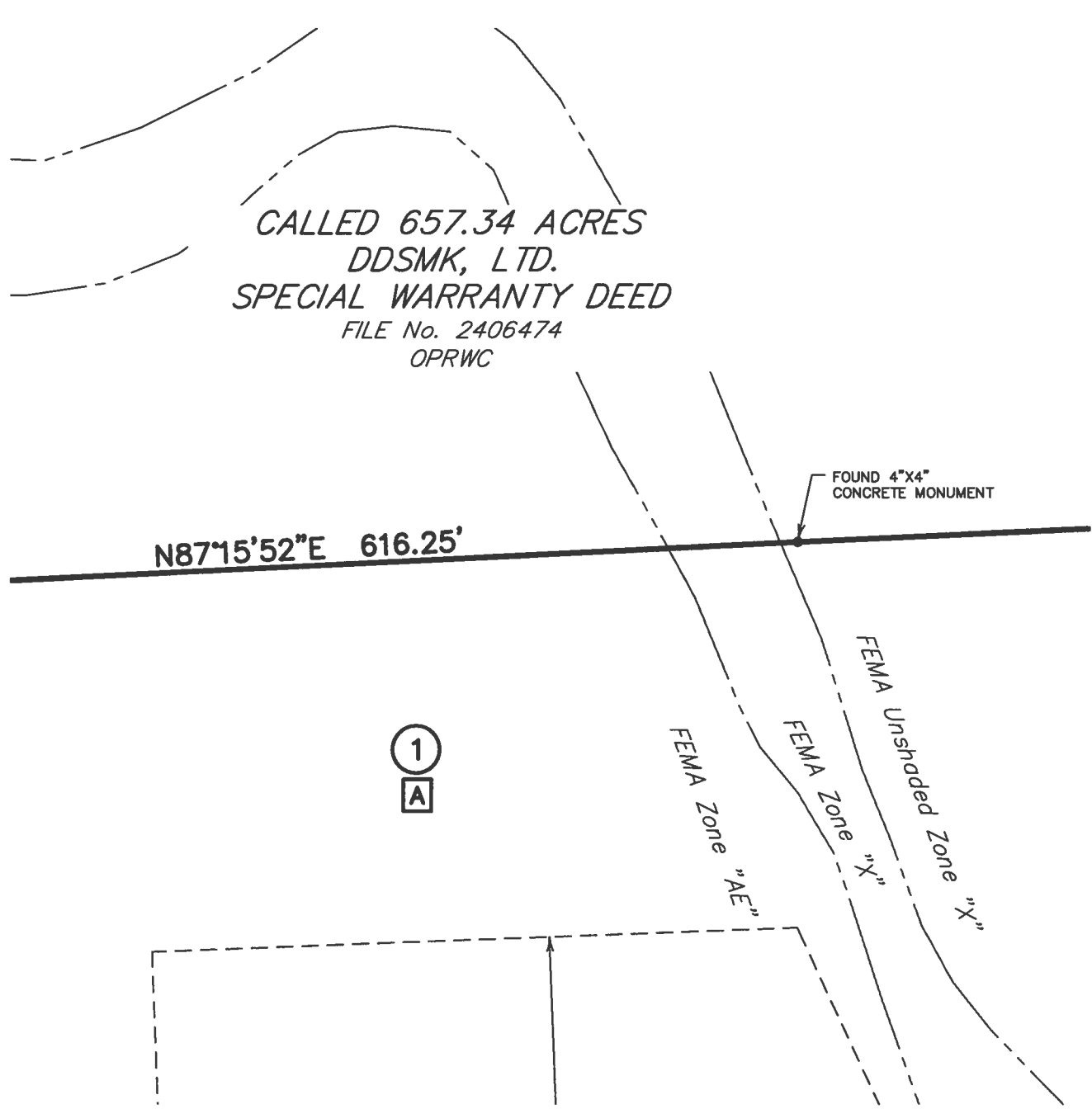
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

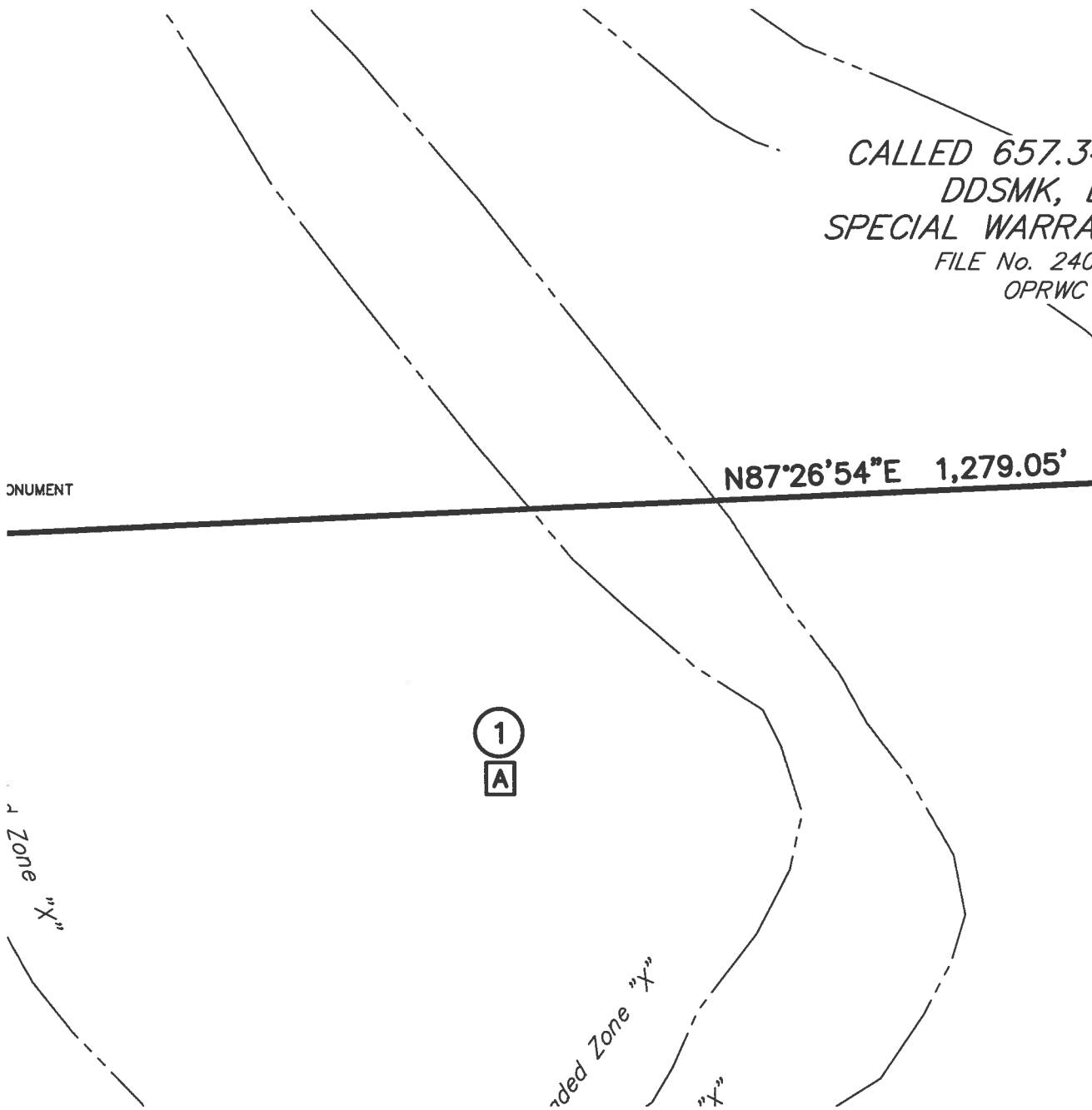
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*CALLED 657.34 ACRES
DDSMK, LTD.
SPECIAL WARRANTY DEED
FILE No. 2406474
OPRWC*

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 1L OF 40			

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:04pm c/s



DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1M OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

ED 657.34 ACRES
DDSMK, LTD.
1L WARRANTY DEED
FILE No. 2406474
OPRWC

1,279.05'

N: 13
E: 2,9

FOUND
CONCR

1
A

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1N OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

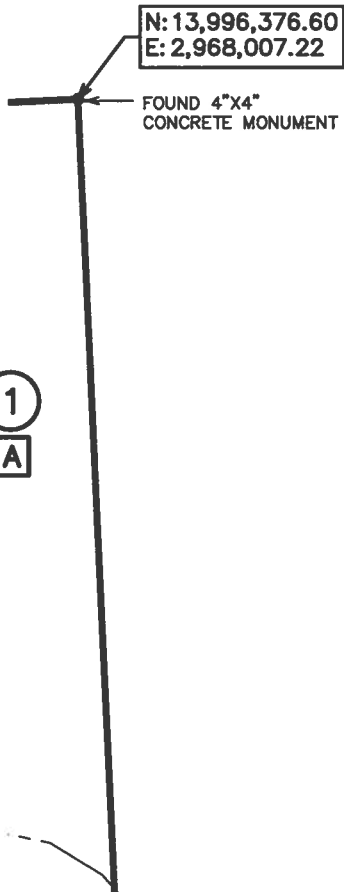
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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*CALLED 657.34 ACRES
DDSMK, LTD.
SPECIAL WARRANTY DEED
FILE No. 2406474
OPRWC*

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 10 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

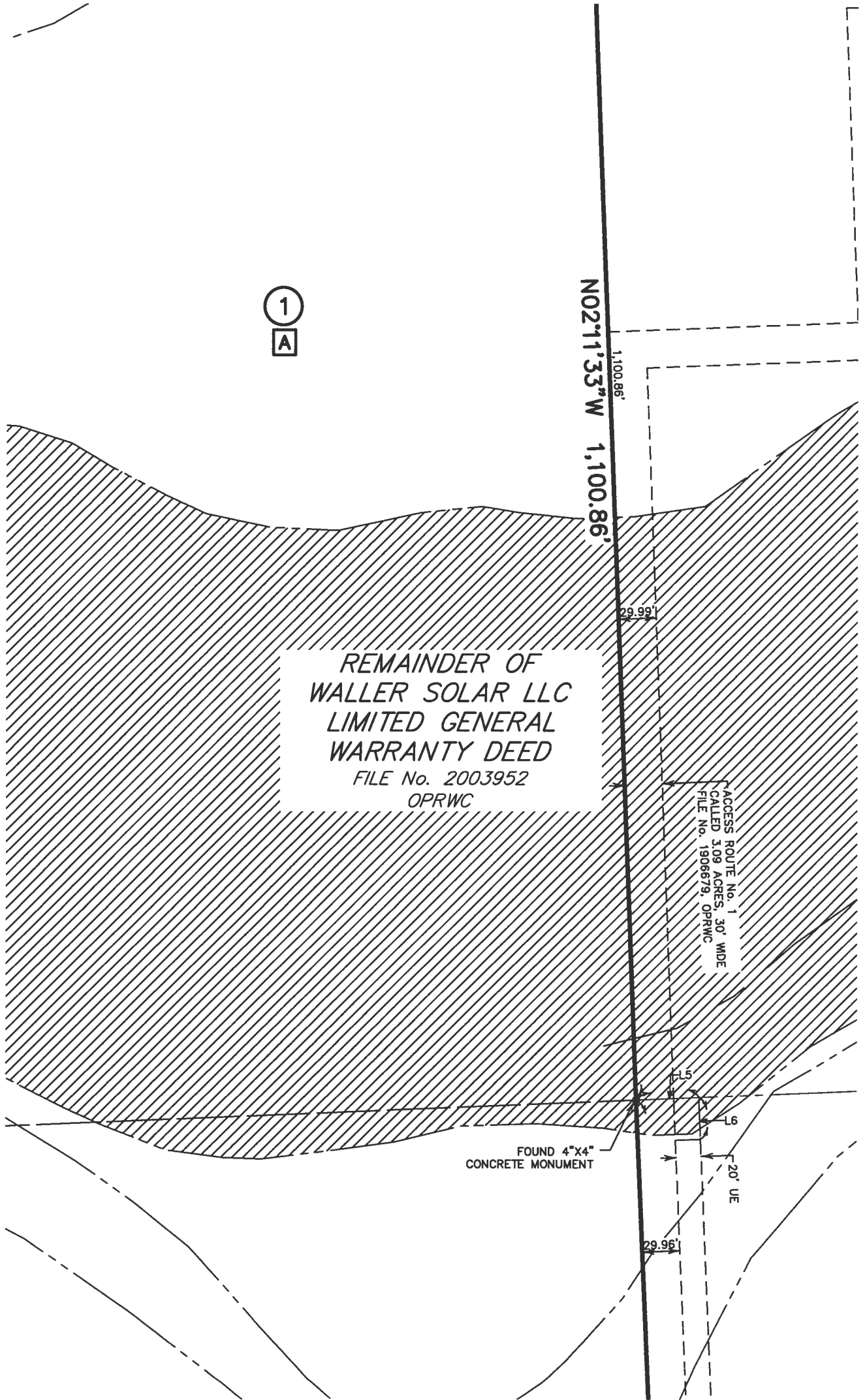
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1P OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

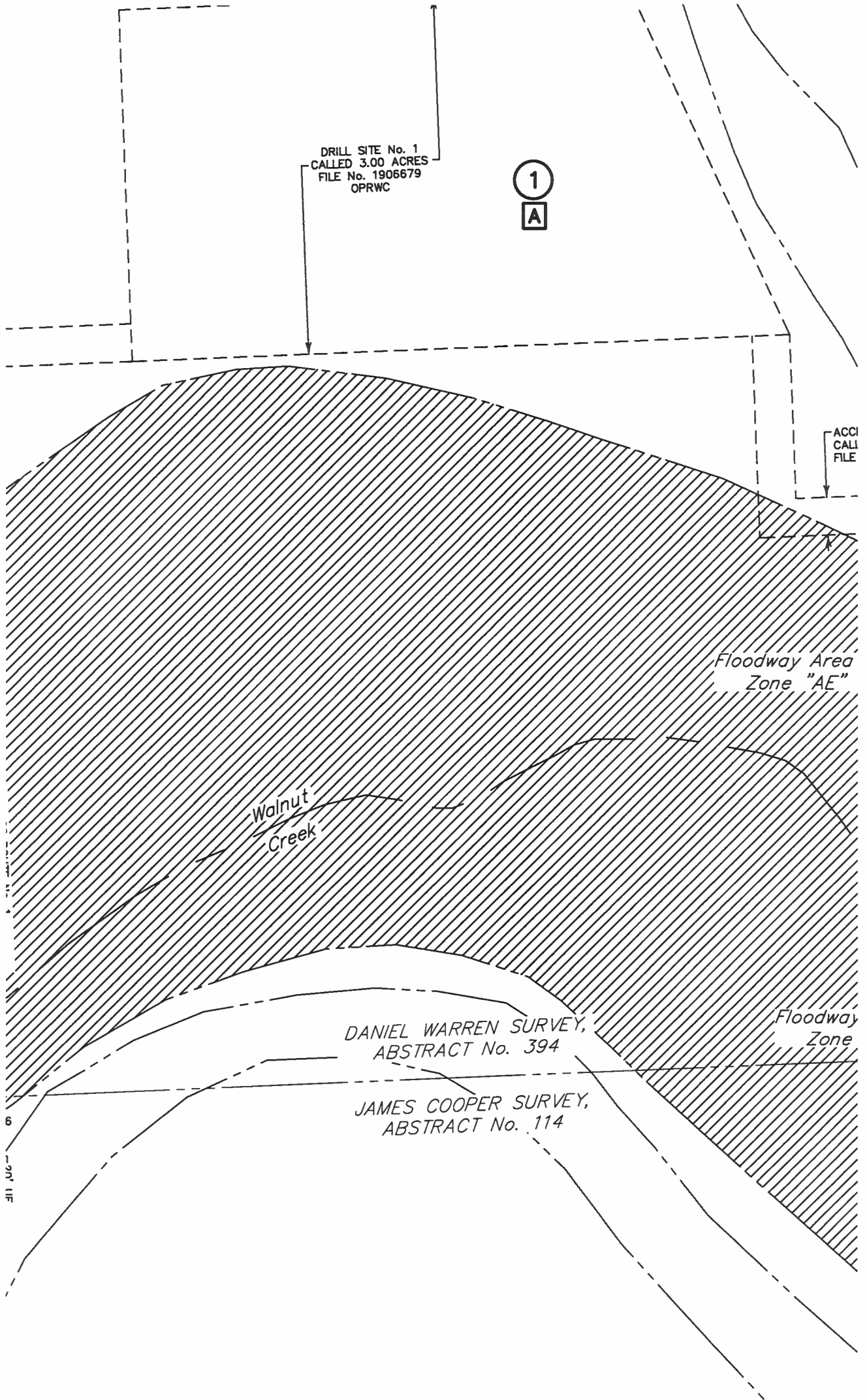
ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1Q OF 40

FINAL PLAT OF
WATERFORD RUN

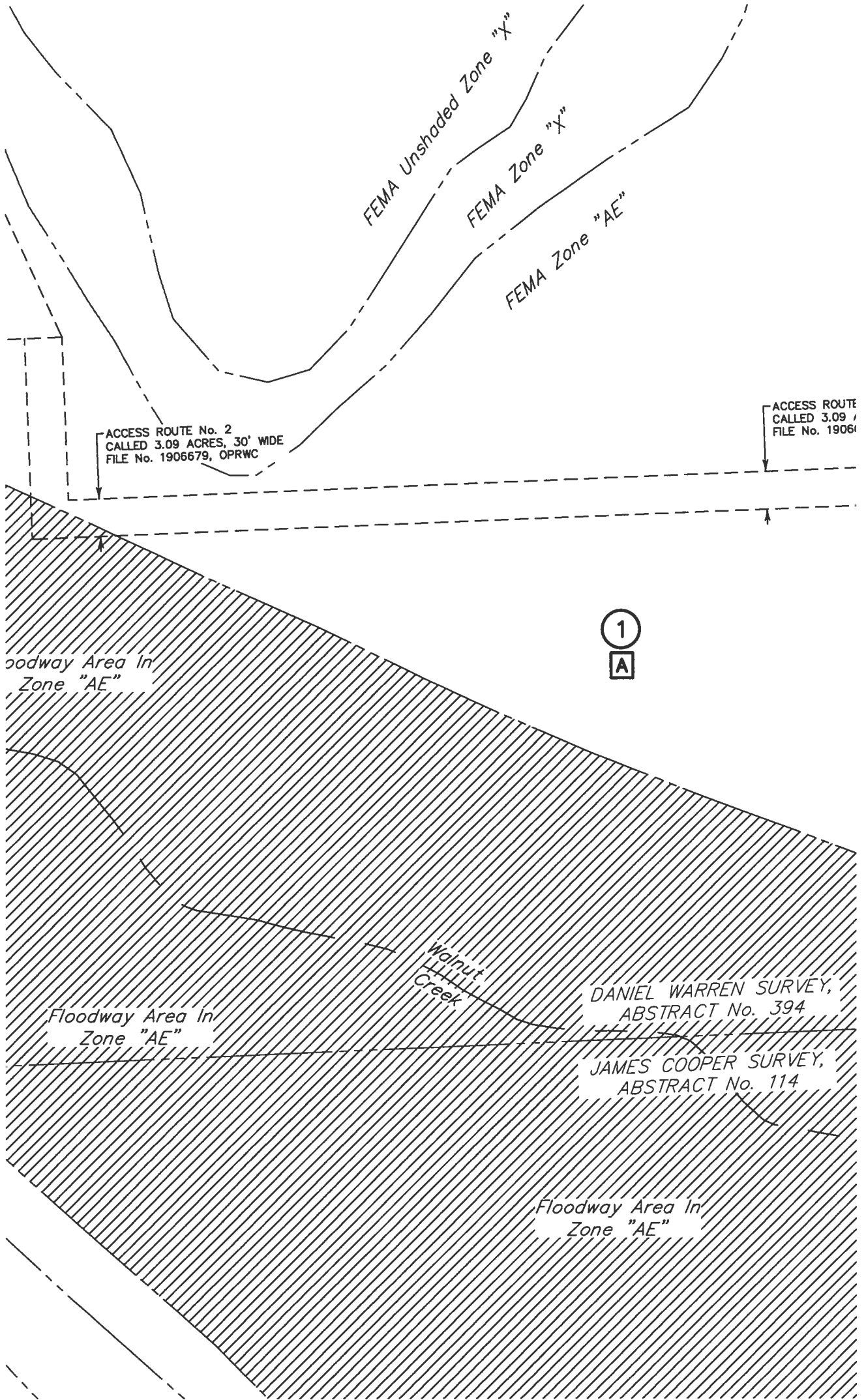
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1R OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

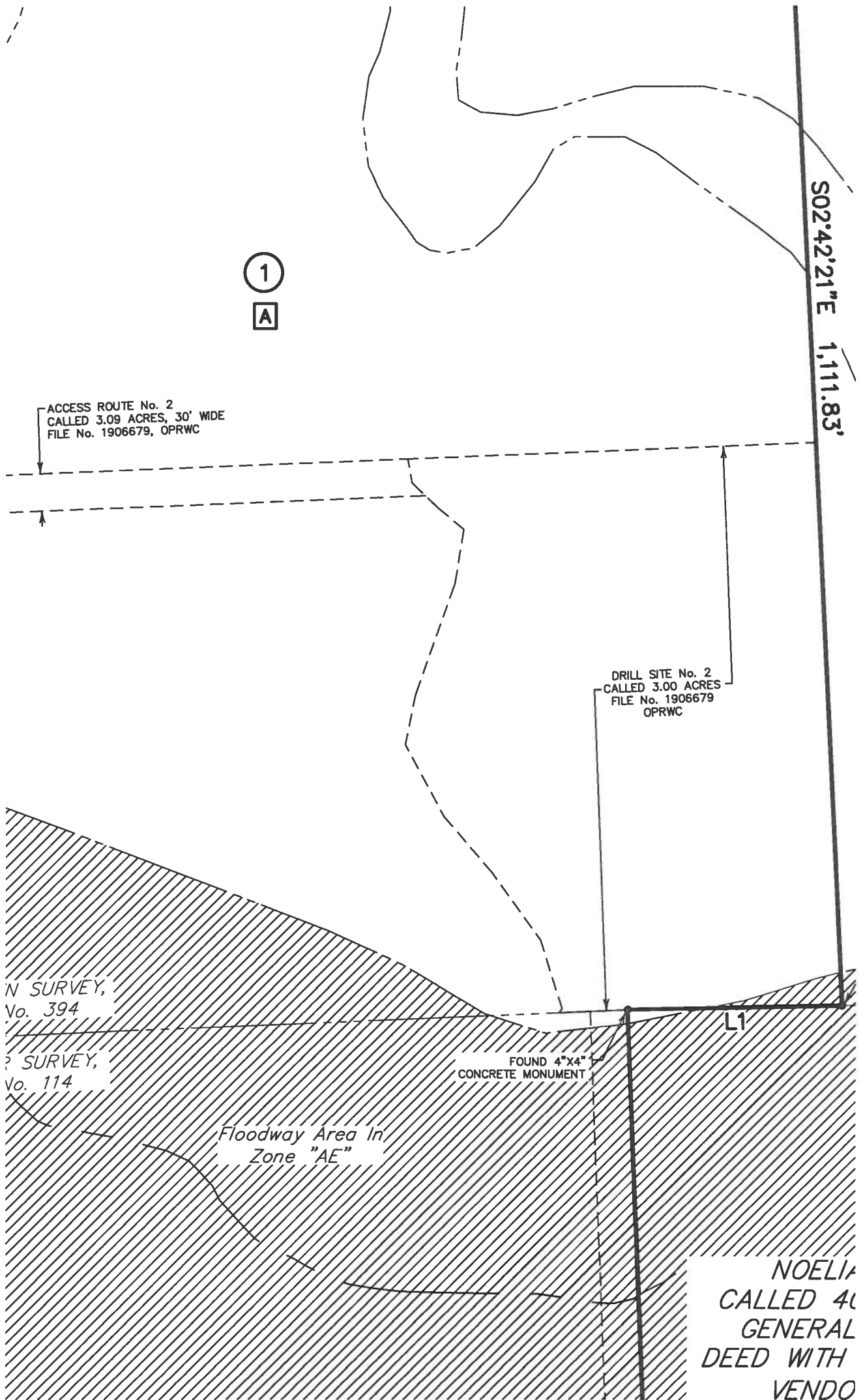
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1S OF 40

FINAL PLAT OF
WATERFORD RUN

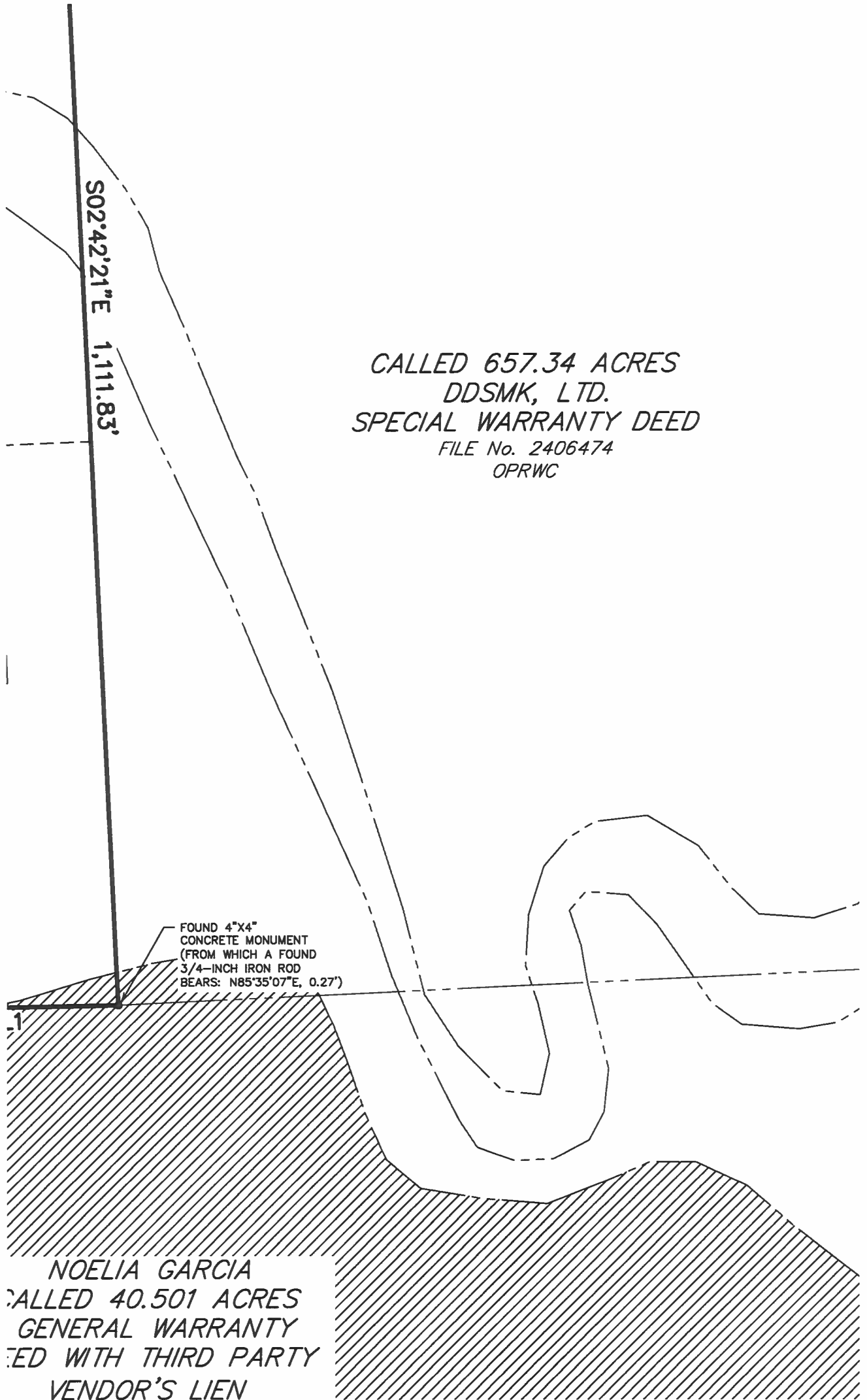
OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

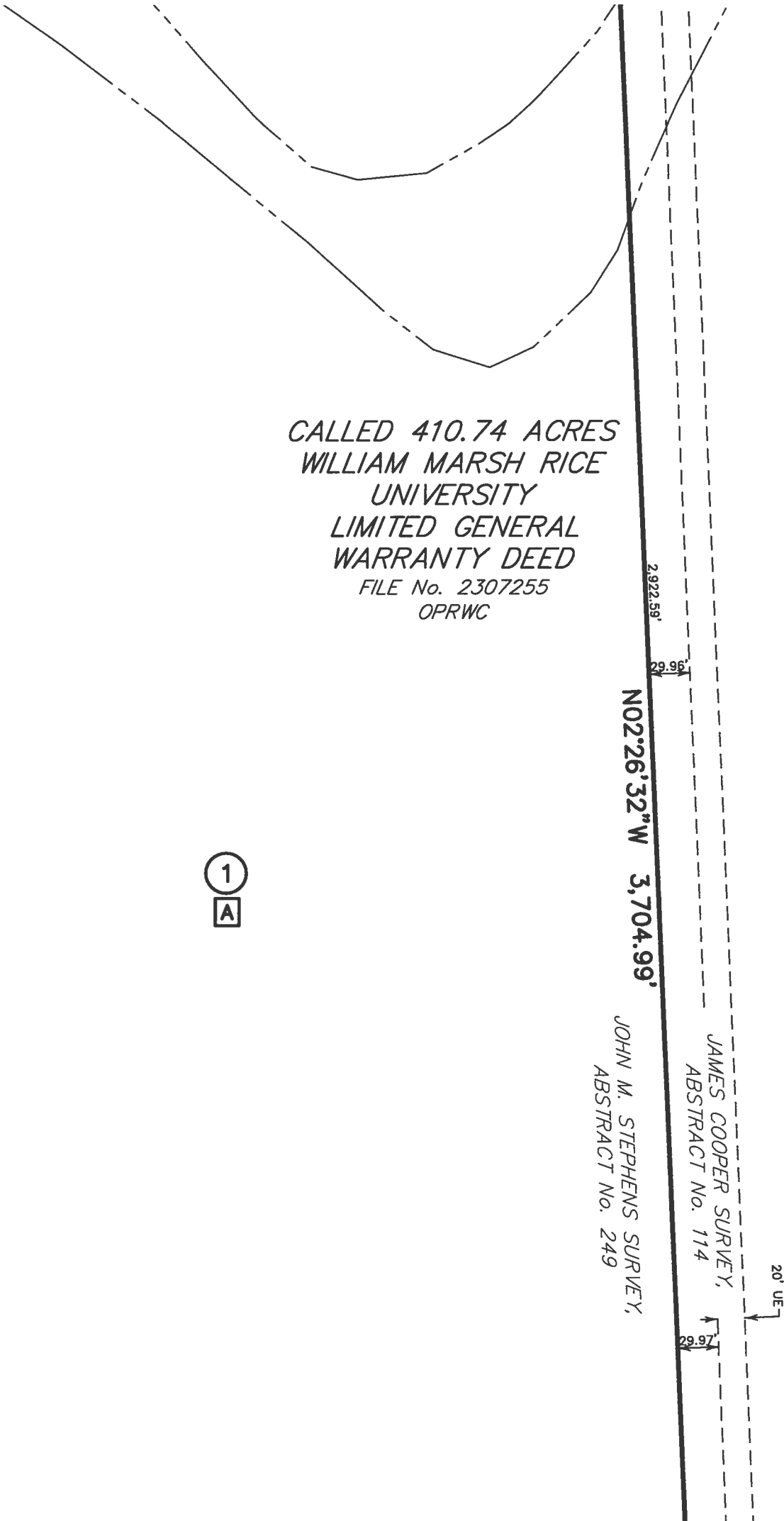
Quiddity Engineering, LLC
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=80'			
SHEET 17 OF 40			

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DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1U OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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191155 CONDO SUBDIVISION

20' UEL

1

A

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1V OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

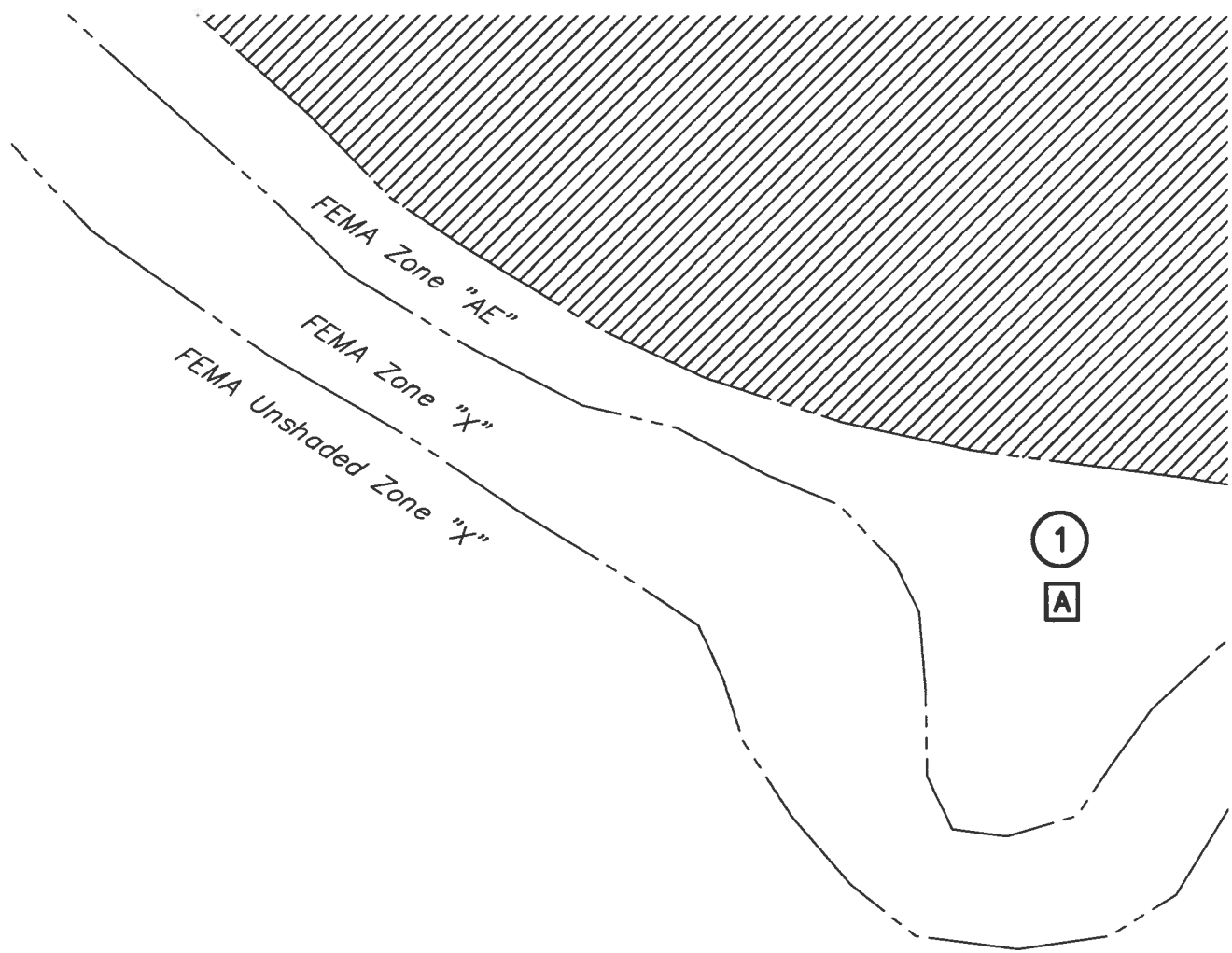
ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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cschoelzel@quiddity.com

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DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 1W OF 40

FINAL PLAT OF
WATERFORD RUN

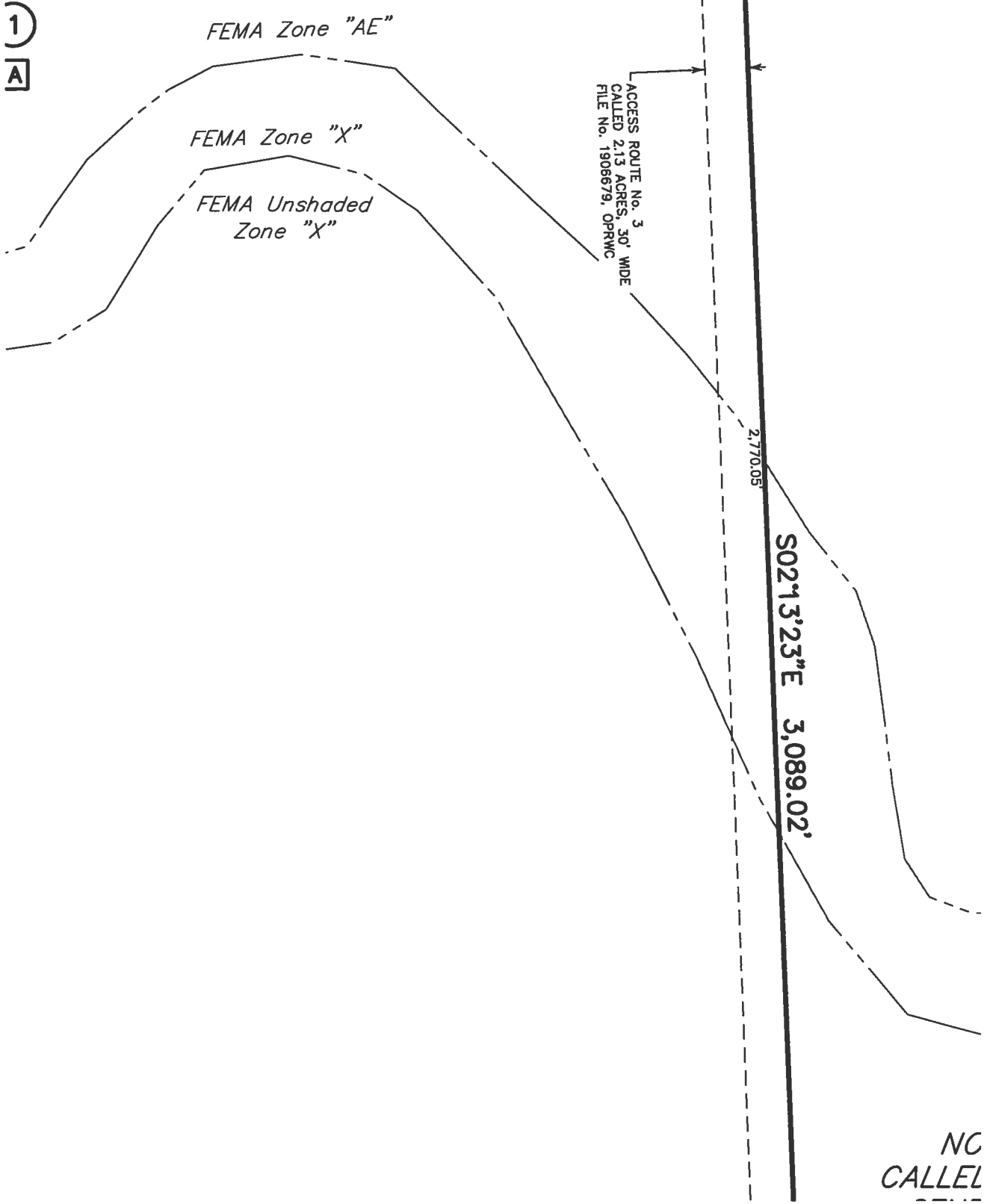
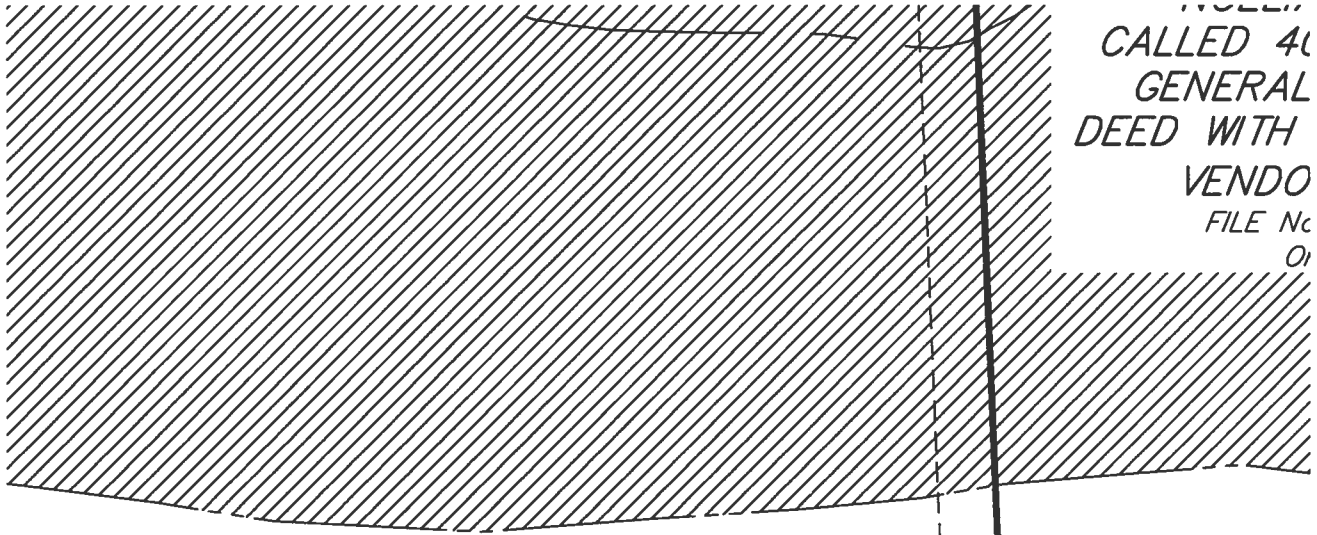
OWNER:
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a Texas Limited Partnership
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HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

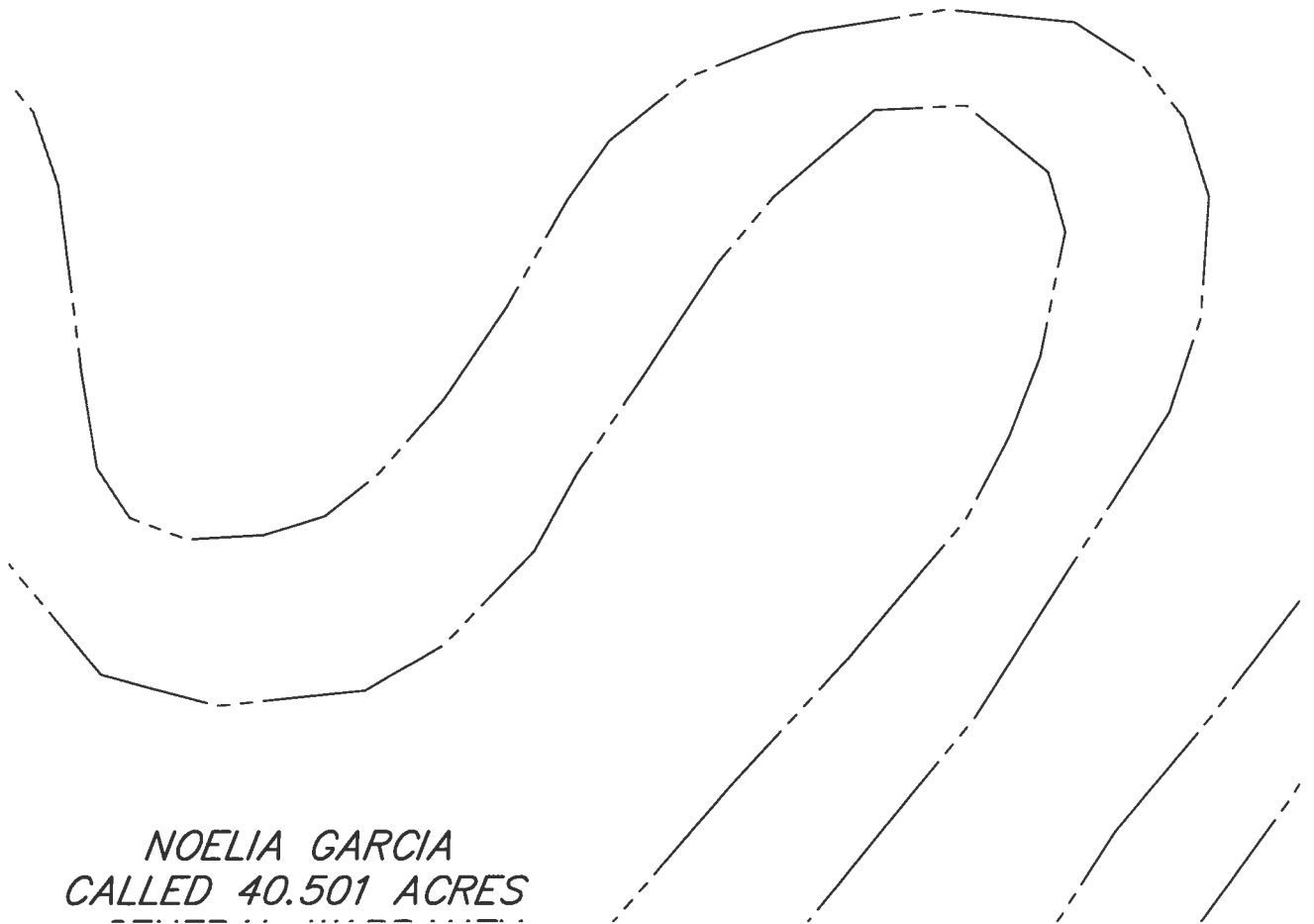
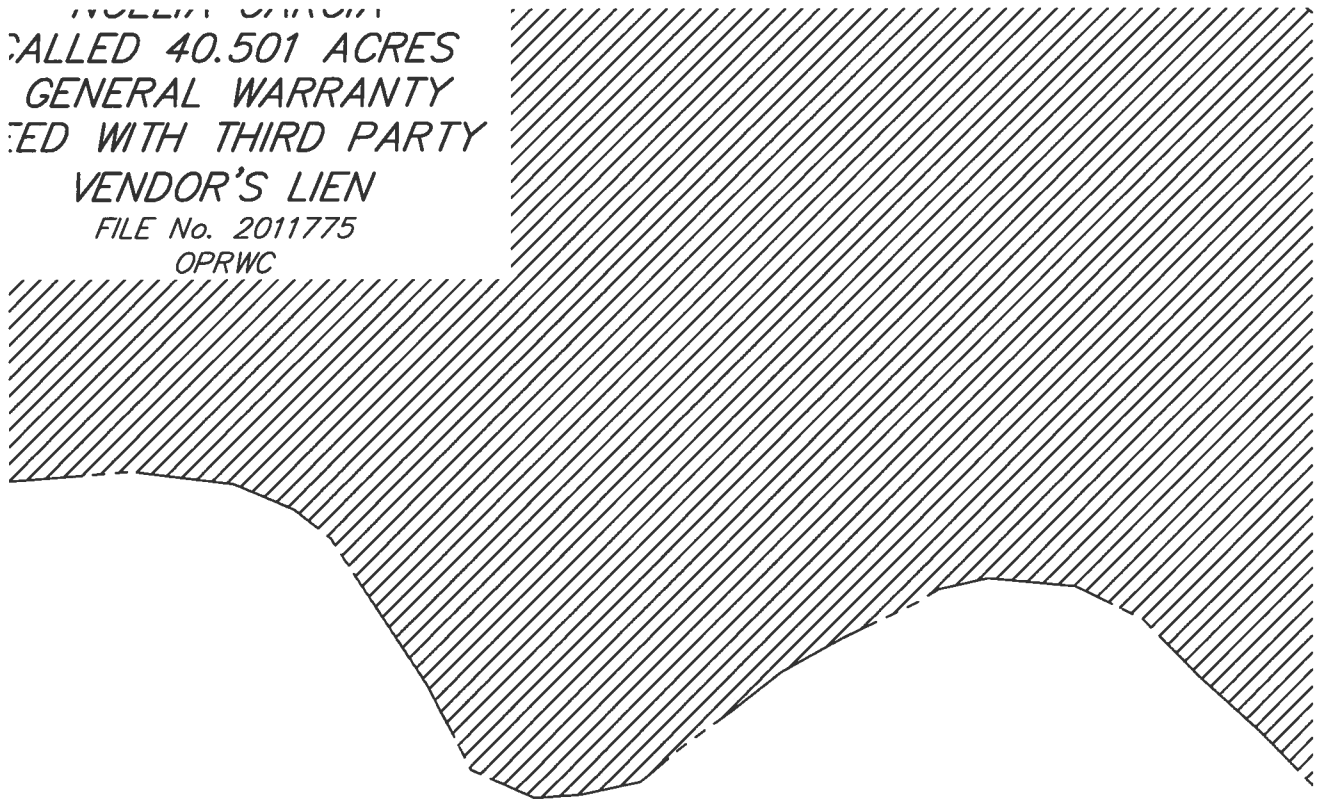
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com



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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 1X OF 40			

NOELIA GARCIA
CALLED 40.501 ACRES
GENERAL WARRANTY
DEED WITH THIRD PARTY
VENDOR'S LIEN
FILE No. 2011775
OPRWC



NOELIA GARCIA
CALLED 40.501 ACRES

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 1Y OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



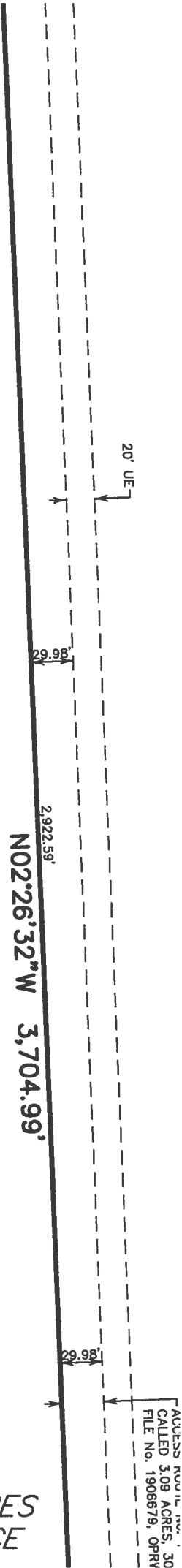
QUIDDITY

Quiddity Engineering, LLC
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cschoelzel@quiddity.com

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CALLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY
LIMITED GENERAL
WARRANTY DEED
FILE No. 2307255
OPRWC



CALLED 410.74 ACRES
WILLIAM MARSH RICE
UNIVERSITY

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 12 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

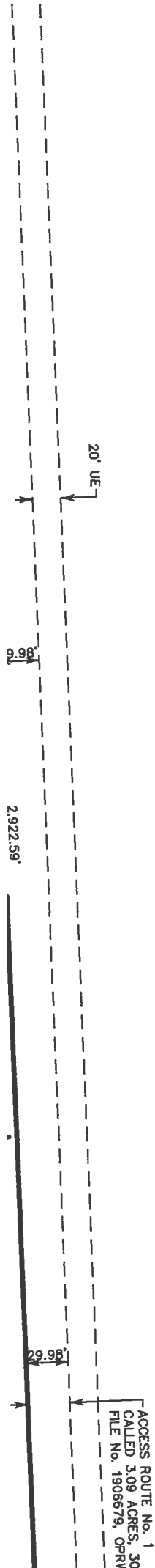
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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1
A

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 2A OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
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a Texas Limited Partnership
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HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

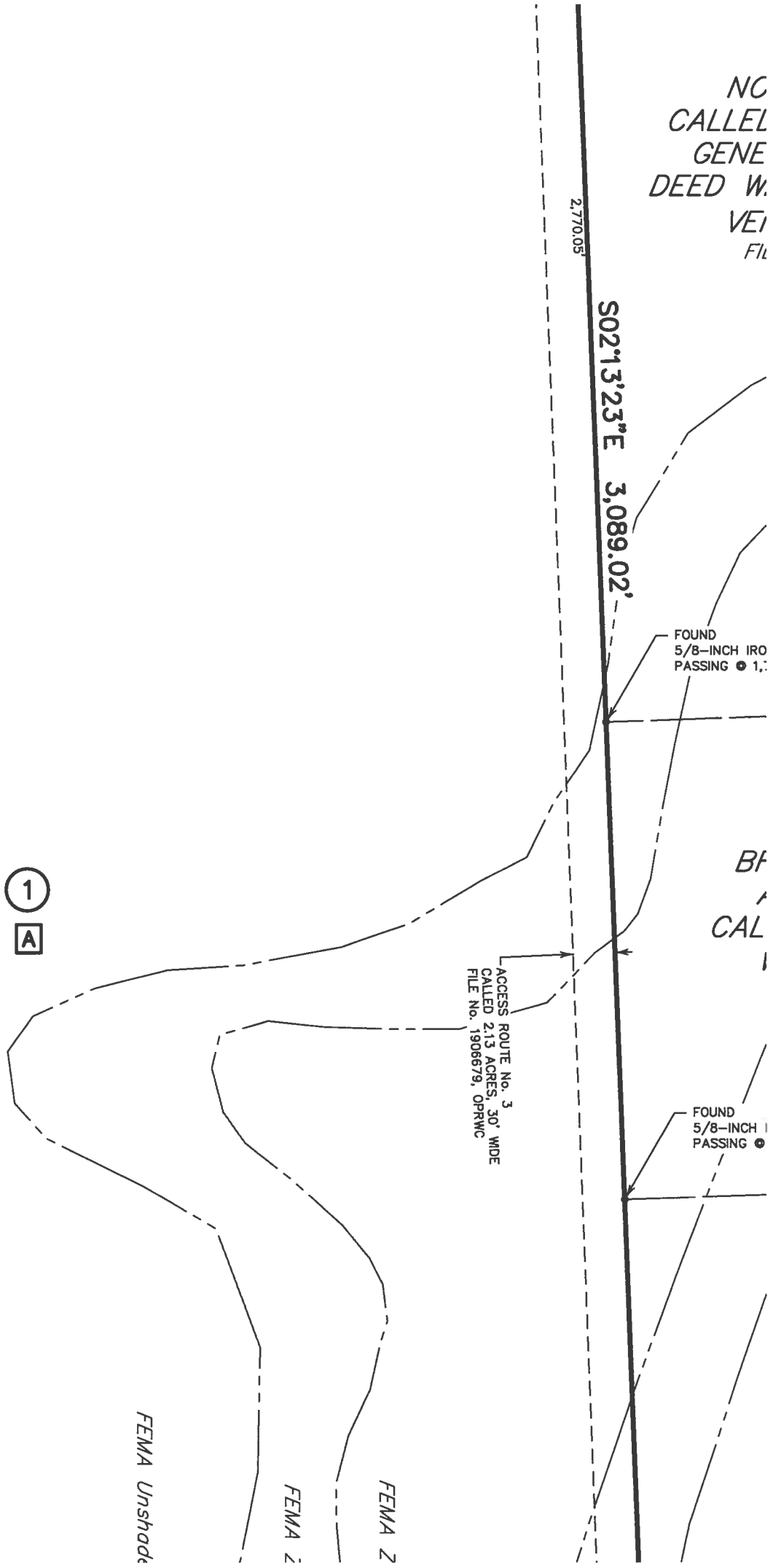
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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A

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2B OF 40			

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:12pm c/s



DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2C OF 40			

NOELIA GARCIA
CALLED 40.501 ACRES
GENERAL WARRANTY
DEED WITH THIRD PARTY
VENDOR'S LIEN
FILE No. 2011775
OPRWC

FOUND
5/8-INCH IRON ROD
PASSING @ 1,738.63, 0.57' LEFT

BRIAN LIVELY AND
ANDREA LIVELY
CALLED 5.000 ACRES
WARRANTY DEED
FILE No. 2007944
OPRWC

FOUND
5/8-INCH IRON ROD
PASSING @ 2,079.98, 0.58' RIGHT

GUY B. HOWERTON, et ux
CALLED 14.209 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
VOL. 624, PG. 521
ORWC

DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 2D OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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cschoelzel@quiddity.com

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CALLED 410.74 ACRES
 WILLIAM MARSH RICE
 UNIVERSITY
 LIMITED GENERAL
 WARRANTY DEED
 FILE No. 2307255
 OPRWC

JOHN M. STEPHENS SURVEY,
 ABSTRACT No. 249

JAMES COOPER SURVEY,
 ABSTRACT No. 114

LESS R.V.U. 114, 30' WIDE
 LLED 3.09 ACRES, OPRWC
 E No. 1906679, OPRWC

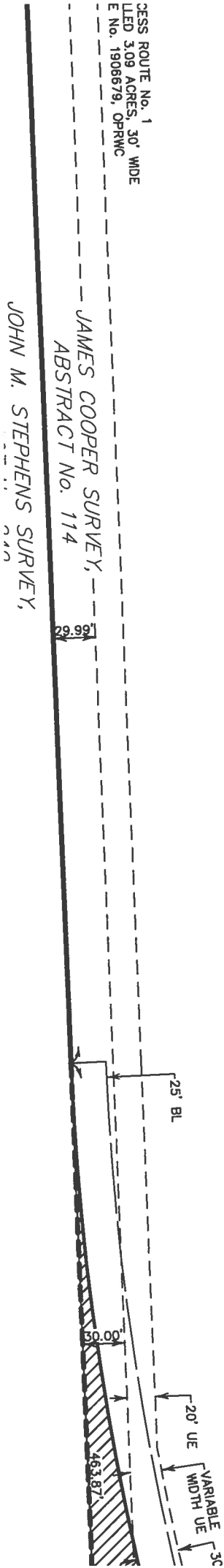
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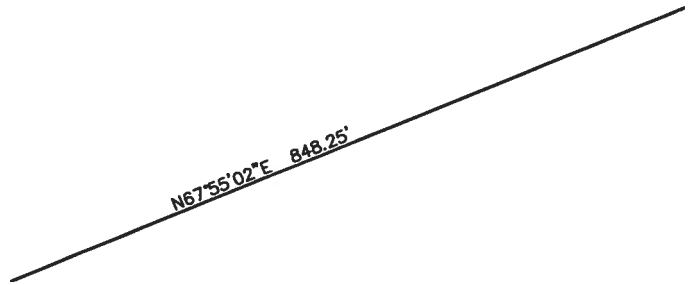
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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2E OF 40			

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A



DATE: OCTOBER 2024

SCALE 1"=80'

SHEET 2F OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

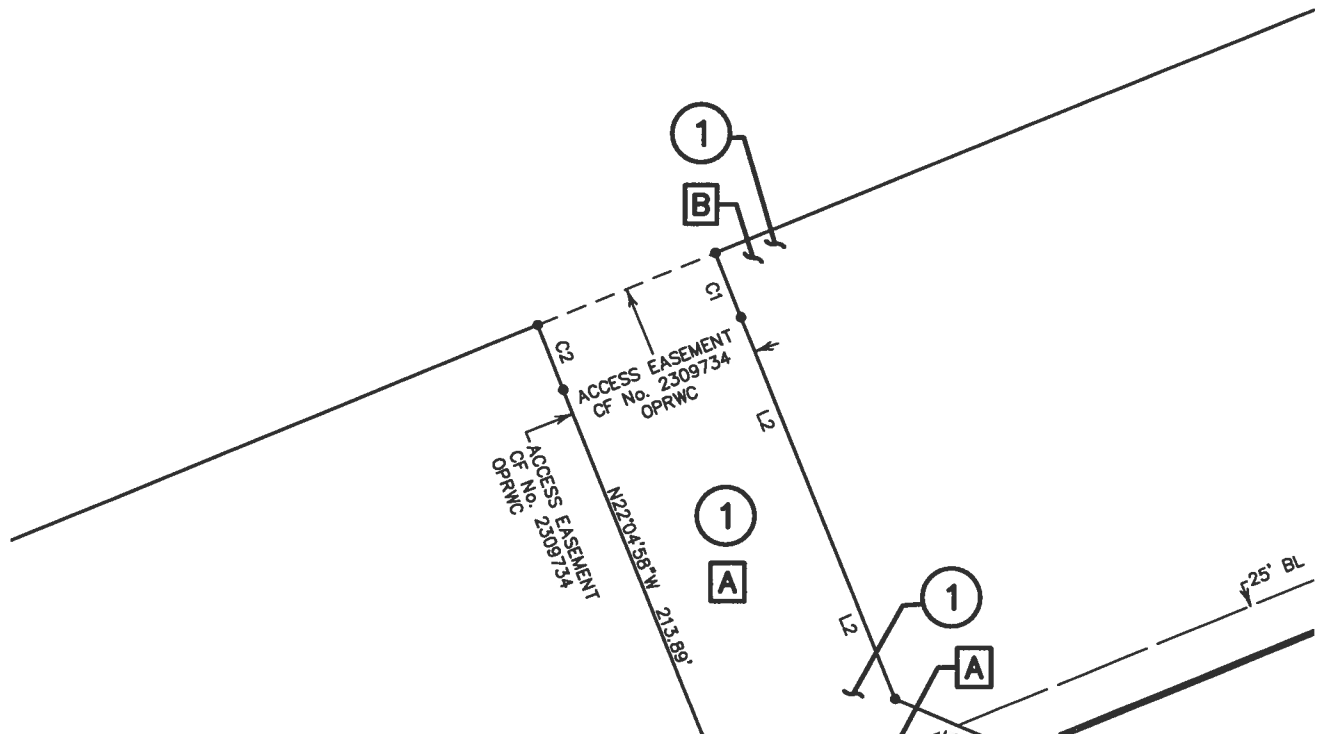
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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cschoelzel@quiddity.com

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1
A

1
B

1
A

1
A

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 26 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

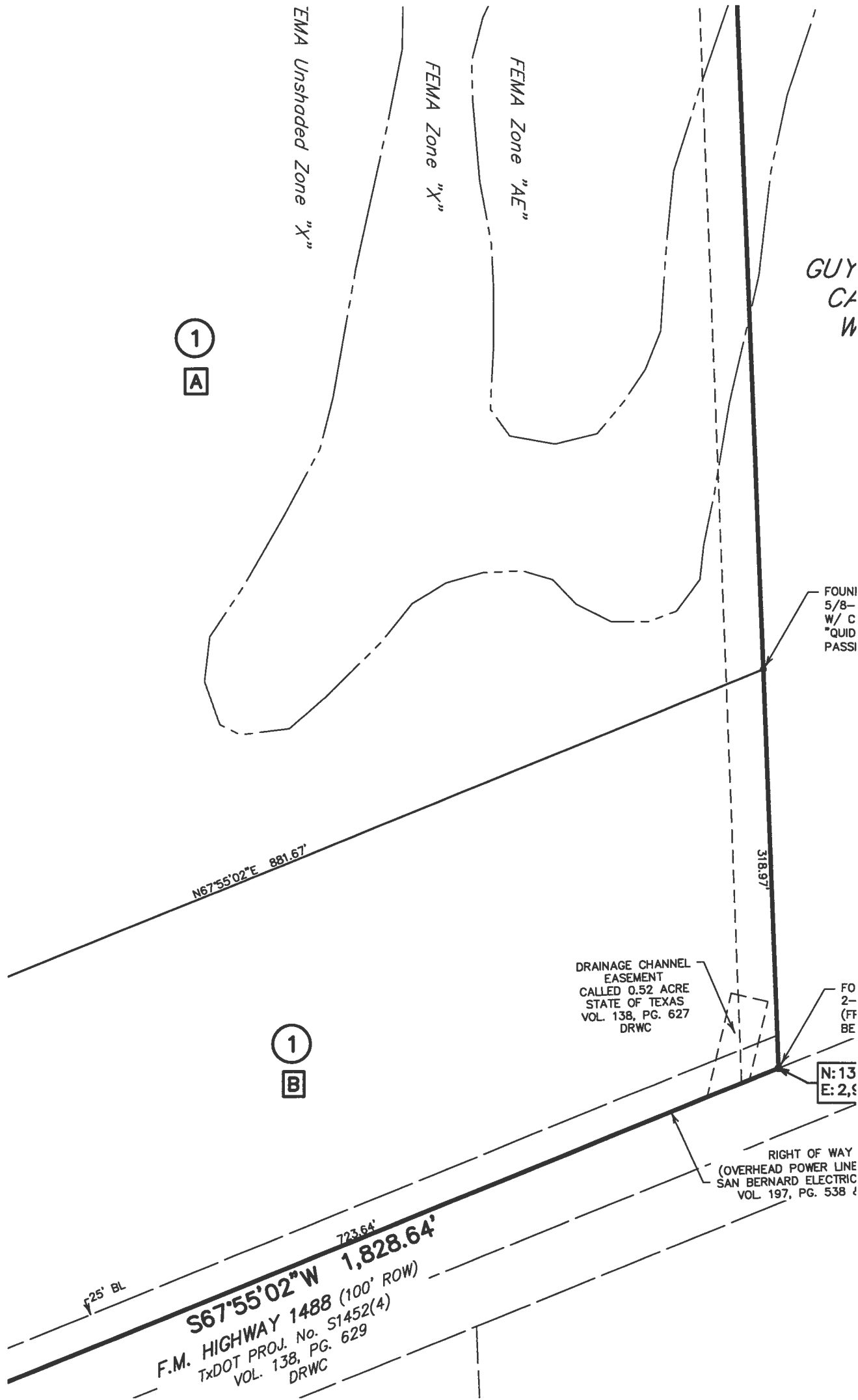
ENGINEER/PLANNER/SURVEYOR:



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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2H OF 40			

GUY B. HOWERTON, et ux
CALLED 14.209 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
VOL. 624, PG. 521
ORWC

FOUND
5/8-INCH IRON ROD
W/ CAP STAMPED
"QUIDDITY ENG. PROPERTY CORNER"
PASSING ● 2,770.05'

318.97'

FOUND
2-INCH IRON PIPE
(FROM WHICH A FOUND 1/2-INCH IRON ROD
BEARS: N03°57'50"E, 0.54')

N: 13,992,176.05
E: 2,968,008.38

RIGHT OF WAY EASEMENT
VERHEAD POWER LINE, UNKNOWN WIDTH)
N BERNARD ELECTRIC COOPERATIVE, INC.
VOL. 197, PG. 538 & PG. 541 DRWC

GLEN R. BONDS
CALLED 58.001 ACRES
WARRANTY DEED WITH
VENDOR'S LIEN
FILE No. 1700800
OPRWC

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 21 OF 40

FINAL PLAT OF
WATERFORD RUN

OWNER:
NORTH PINES 1488, LP,
a Texas Limited Partnership
5599 SAN FELIPE STREET, SUITE 1500
HOUSTON, TEXAS 77056
(832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoelzel@quiddity.com

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CALLED 410.74 ACRES
 WILLIAM MARSH RICE
 UNIVERSITY
 LIMITED GENERAL
 WARRANTY DEED
 FILE No. 2307255
 OPRWC

PREVIOUSLY SET
 5/8-INCH IRON ROD W/ CAP
 STAMPED "QUIDDITY ENG. PROPERTY CORNER"
 PASSING ● 318.53'

THIS 0.84 ACRES / 36,432 Sq. Ft.
 IS HEREBY DEDICATED TO THE
 PUBLIC FOR ROW PURPOSES.

2
 D
 25' BL

FOUND 4"x4"
 CONCRETE MONUMENT

N: 13,991,488.57
 E: 2,966,313.89

DATE: OCTOBER 2024

SCALE 1"=60'

SHEET 2J OF 40

FINAL PLAT OF
 WATERFORD RUN

OWNER:
 NORTH PINES 1488, LP,
 a Texas Limited Partnership
 5599 SAN FELIPE STREET, SUITE 1500
 HOUSTON, TEXAS 77056
 (832) 582-1154

ENGINEER/PLANNER/SURVEYOR:



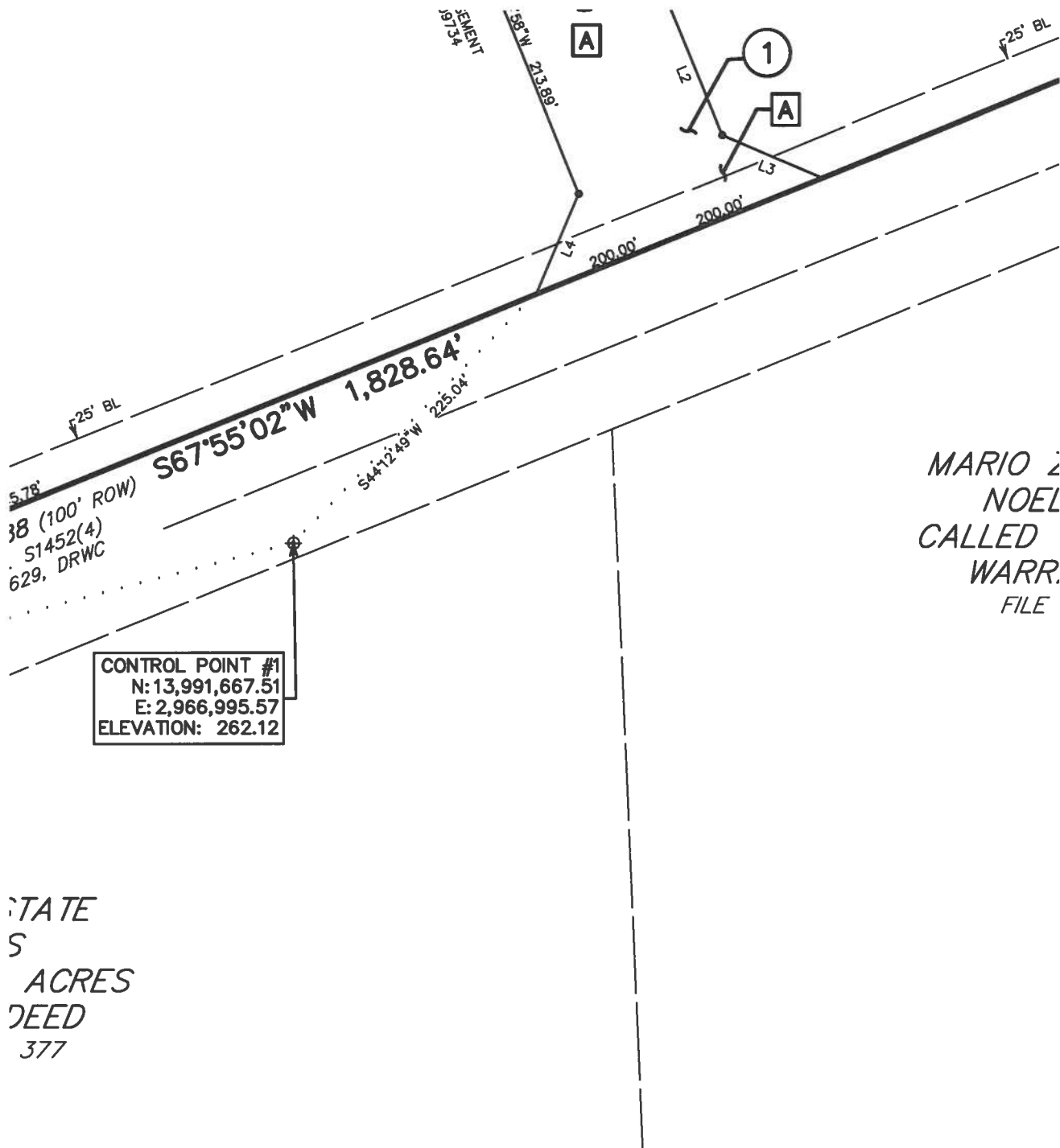
QUIDDITY

Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 10046100
 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
 cschoelzel@quiddity.com

*TSE REAL ESTATE
SERVICES
CALLED 11.385 ACRES
WARRANTY DEED
VOL. 1079, PG. 377
ORWC*

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000
cschoeizel@quiddity.com

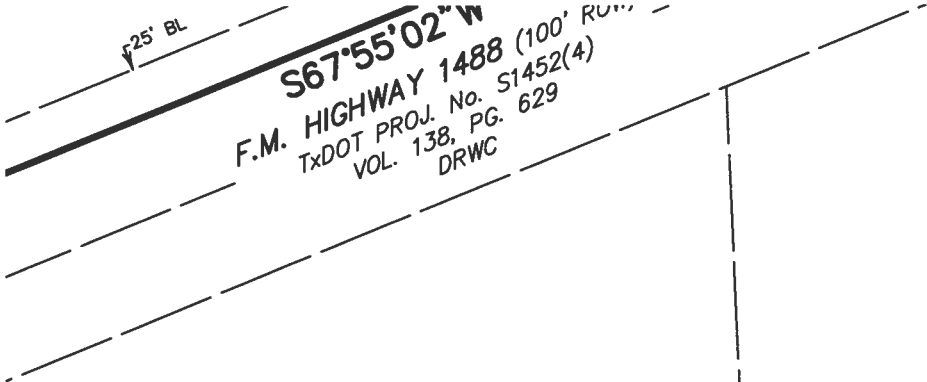
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MARIO &
NOEL
CALLED
WARR.
FILE

STATE
S
ACRES
DEED
377

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 21 OF 40			



GLEN R.
CALLED 58
WARRANTY
VENDOR
FILE No.
OP.

MARIO ZERMENO AND
NOELIA GARCIA
CALLED 10.000 ACRES
WARRANTY DEED
FILE No. 1907996
OPRWC

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DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2M OF 40			

GLEN R. BONDS
ALLED 58.001 ACRES
'ARRANTY DEED WITH
VENDOR'S LIEN
FILE No. 1700800
OPRWC

K:\17799\17799-0011-01 Waterford Run - Phase 1\2 Design Phase\Planning\WATERFORD RUN-PLAT.dwg Feb 06, 2025 - 6:16pm c/s

DATE: OCTOBER 2024	FINAL PLAT OF WATERFORD RUN	OWNER: NORTH PINES 1488, LP, a Texas Limited Partnership 5599 SAN FELIPE STREET, SUITE 1500 HOUSTON, TEXAS 77056 (832) 582-1154	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Dr, Suite 200 • College Station, TX 77845 • 979.731.8000 cschoelzel@quiddity.com
SCALE 1"=60'			
SHEET 2N OF 40			