

# WALLER COUNTY

**J. Ross McCall, P.E.  
County Engineer**



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Lakes of Cane Island WC M.U.D. NO. 58 Lift Station No. 1

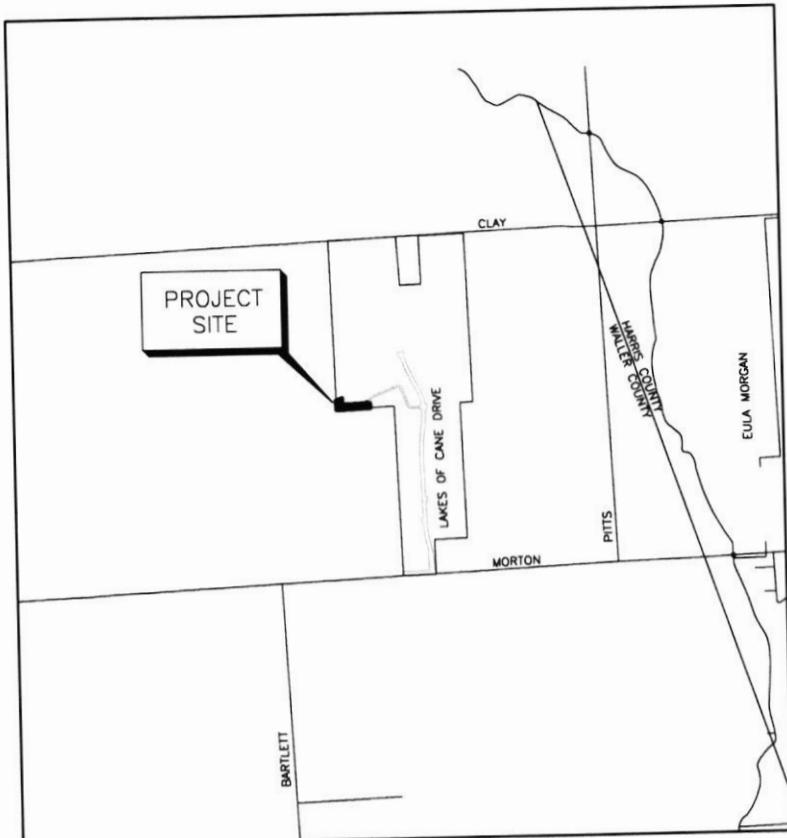
**Date:** December 10, 2025

### Background

Final Plat of Lakes of Cane Island WC M.U.D. NO 58 Lift Station NO. 1 which consists of 0.9643 acres will include 1 Block and 1 Reserve in Precinct 4.

### Staff Recommendation

Approve Plat



# FINAL PLAT OF LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1

BEING A SUBDIVISION OF 0.9643 ACRES OUT OF  
THE H. & T. C. R.R. COMPANY SURVEY  
ABSTRACT NO. 205, SECTION 127  
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.9643 ACRES)  
OWNER

PHHOU-CANE ISLAND 178, LLC, A  
TEXAS LIMITED LIABILITY COMPANY  
3200 SOUTHWEST FREEWAY, SUITE 2800  
HOUSTON, TEXAS 77027  
800-247-3779

OCTOBER, 2025

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 1 OF 10

OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
WALLER COUNTY M.U.D. NO.  
58 LIFT STATION NO. 1



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300

STATE OF TEXAS

COUNTY OF WALLER

We, PHHOU - Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU - Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

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

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and 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 dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page \_\_\_\_\_ Volume \_\_\_\_\_ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid PHHOU - Cane Island 178, LLC, a Texas Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

OWNER

PHHOU-Cane Island 178, LLC,  
a Texas limited liability company

By: PH Land Holdings, LLC,  
a Texas limited liability company, Sole Member

BY:  
Lee Jones  
Senior Vice President of Land

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 2 OF 10

OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
WALLER COUNTY M.U.D. NO.  
58 LIFT STATION NO. 1



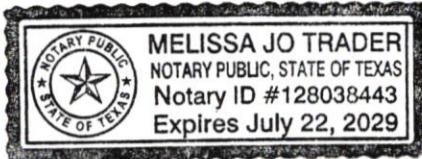
10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRA.TEAM  
TBPE No. F-726  
TBPELS No. 10092300

STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 Le<sup>th</sup> day of November, 2025.



Notary Public in and for the State of Texas  
My Commission expires: July 22, 2029

*Melissa Jo Trader*

This is to certify that I, Robert L. Boelsche, 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 No. 48473C0375E, dated February 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 No. 48473C0375E, dated February 18, 2009.



*Robert L. Boelsche*  
Robert L. Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

STATE OF TEXAS

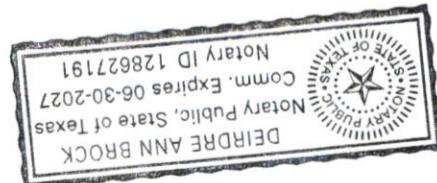
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., 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 5<sup>th</sup> day of November, 2025.

*Deirdre Ann Brock*  
Notary Public in and for the State of Texas

My Commission expires: 6/30/2027



OCTOBER, 2025

JOB NO. 231-020-23

SHEET 3 OF 10

OWNERS:  
PHHOU - CANE  
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LAKES OF CANE ISLAND  
WALLER COUNTY M.U.D. NO.  
58 LIFT STATION NO. 1



ENGINEERING THE FUTURE

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BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO.

2024-107

APPROVED BY THE BOARD OF SUPERVISORS ON

06.09.2025

DATE

Donald E. Hollan  
PRESIDENT

D. L. Lest  
SECRETARY

Philip J. Clegg  
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in File No. \_\_\_\_\_ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan  
Clerk of the County Court  
Waller County, Texas

By: \_\_\_\_\_  
Deputy

APPROVED by Commissioners Court of Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025 A.D.

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 System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 4 OF 10

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I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plot 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.

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Date

J. Ross McCall, P.E.,  
County Engineer

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
  - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
  - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (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) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plot or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plot. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plot 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.
- (8) 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 PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) 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.

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 5 OF 10

OWNERS:  
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LAKES OF CANE ISLAND  
WALLER COUNTY M.U.D. NO.  
58 LIFT STATION NO. 1



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METES AND BOUNDS DESCRIPTION  
 LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1  
 BEING A 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT OF LAND  
 LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION 127  
 ABSTRACT NO. 205  
 WALLER COUNTY, TEXAS

DESCRIPTION OF A 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHOU-CANE ISLAND 178, LLC, BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 1/2-inch iron pipe with cap called for and found in the northerly line of that certain tract of land called 52.777 acres by deed recorded under File No. 1407118, W.C.D.R., marking the southerly common corner of said 178.71 acre tract of land and that certain tract of land called 42.76 acres by deed recorded under File No. 2503462, W.C.D.R., and being the southwesterly corner of the herein described tract of land;

- (1) THENCE, North 01°42'01" West, along the common line of said 178.71 acre tract and said 42.76 acre tract for a distance of 135.31 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (2) THENCE, North 68°18'39" East, for a distance of 94.90 feet to 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (3) THENCE, South 02°05'00" East, for a distance of 102.15 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (4) THENCE, North 87°55'00" East, for a distance of 369.39 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (5) THENCE, North 51°53'05" East, for a distance of 25.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;
- (6) THENCE, in a southeasterly direction along the arc of a non-tangent curve to the left having a radius of 60.00 feet, an arc length of 55.09 feet, an angle of 52°36'42", and a chord bearing South 64°25'16" East, for a distance of 53.18 feet to 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (7) THENCE, South 02°05'00" East, for a distance of 55.02 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southerly line of said 178.71 acre tract common to that certain tract of land called 28.445 acres described under File No. 1508657, W.C.D.R.;
- (8) THENCE, South 87°55'00" West, along the common line of said tracts, at a distance of 136.16 feet pass a 3/8-inch iron rod found for reference, continue in all a total distance of 527.01 feet to the POINT OF BEGINNING and containing 42,004 square feet or 0.9643 acres of land.

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

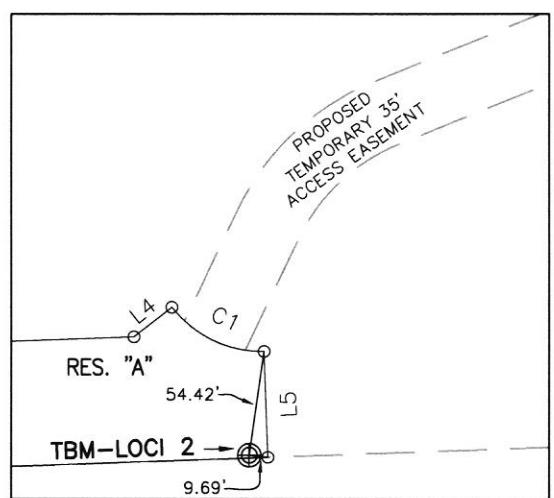
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 2" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,966,283.78  
 Y: 13,860,496.70

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 158.59 FEET  
 NAVD 1988, 2001 ADJUSTED.



OCTOBER, 2025

JOB NO. 231-020-23

SHEET 6 OF 10

OWNERS:  
 PHOU - CANE  
 ISLAND 178, LLC,  
 A TEXAS LIMITED  
 LIABILITY COMPANY

LAKES OF CANE ISLAND  
 WALLER COUNTY M.U.D. NO.  
 58 LIFT STATION NO. 1



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 TBPELS No. 10092300

## NOTES:

(1) Ac. indicates Acres  
 B.L. indicates Building Line  
 CIP indicated Capped Iron Pipe  
 FND. indicates Found  
 I.R. indicates Iron Rod  
 M.U.D. indicated Municipal Utility District  
 No. indicated Number  
 N.T.S. indicates Not To Scale  
 P.O.B. indicates Point of Beginning  
 PG. indicates Page  
 R.O.W. indicates Right-Of-Way  
 SQ.FT. indicates Square Feet  
 U.E. indicates Utility Easement  
 VOL. indicates Volume  
 W.C.C.F. NO. indicates Waller County Clerk's File Number  
 W.C.D.R. indicates Waller County Deed Records  
 (F) indicates Found 5/8-inch capped iron rod stamped  
 "E.H.R.A. 713-784-4500"

(2) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.99989405345.

(3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) There are no pipeline or pipeline easements within the boundaries of this plat.

(6) 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.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. 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 Edminster, Hinshaw, Russ and Associates, Inc.

(8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..

(9) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

(10) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

(11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

(12) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

(13) A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

(14) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, LIFT STATION, OPEN SPACE, AND UTILITY PURPOSES	42,004 SQ.FT. / 0.09643 ACRE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.09'	52°36'42"	S 64°25'16" E	53.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°42'01" W	135.31'
L2	N 68°18'39" E	94.90'
L3	S 02°05'00" E	102.15'
L4	N 51°53'05" E	25.00'
L5	S 02°05'00" E	55.02'

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 7 OF 10

OWNERS:  
 PHHOU - CANE  
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 LIABILITY COMPANY

LAKES OF CANE ISLAND  
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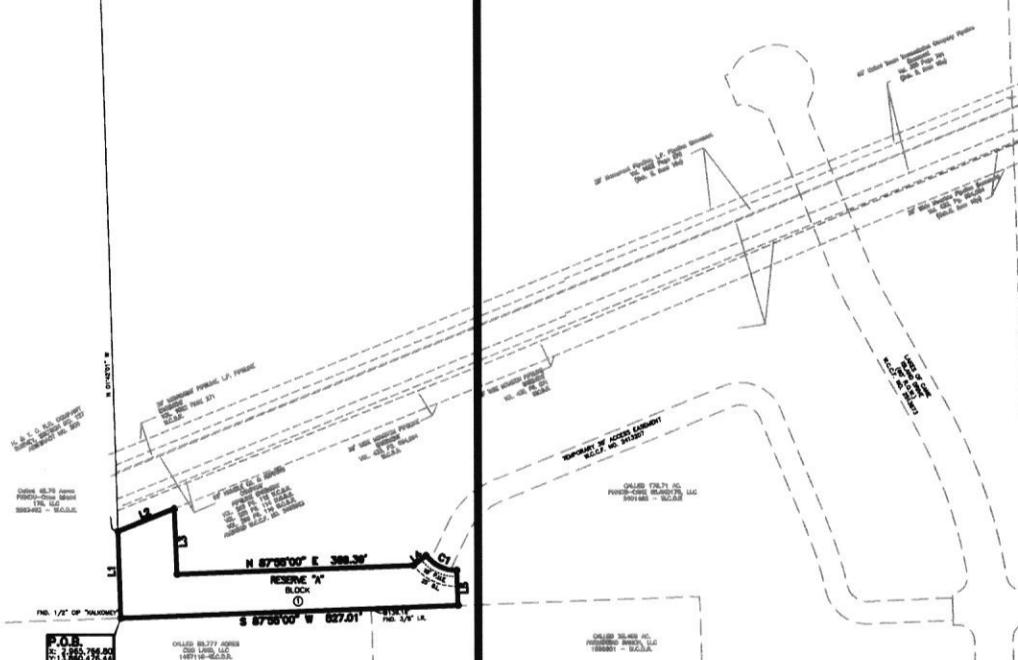


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 TBPELS No. 10092300



0' 300' 600' 900'

SCALE: 1" = 300'



**PAGE 9**

**PAGE 10**

OCTOBER, 2025

JOB NO. 231-020-23

SHEET 8 OF 10

OWNERS:  
PHHOU - CANE  
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LIABILITY COMPANY

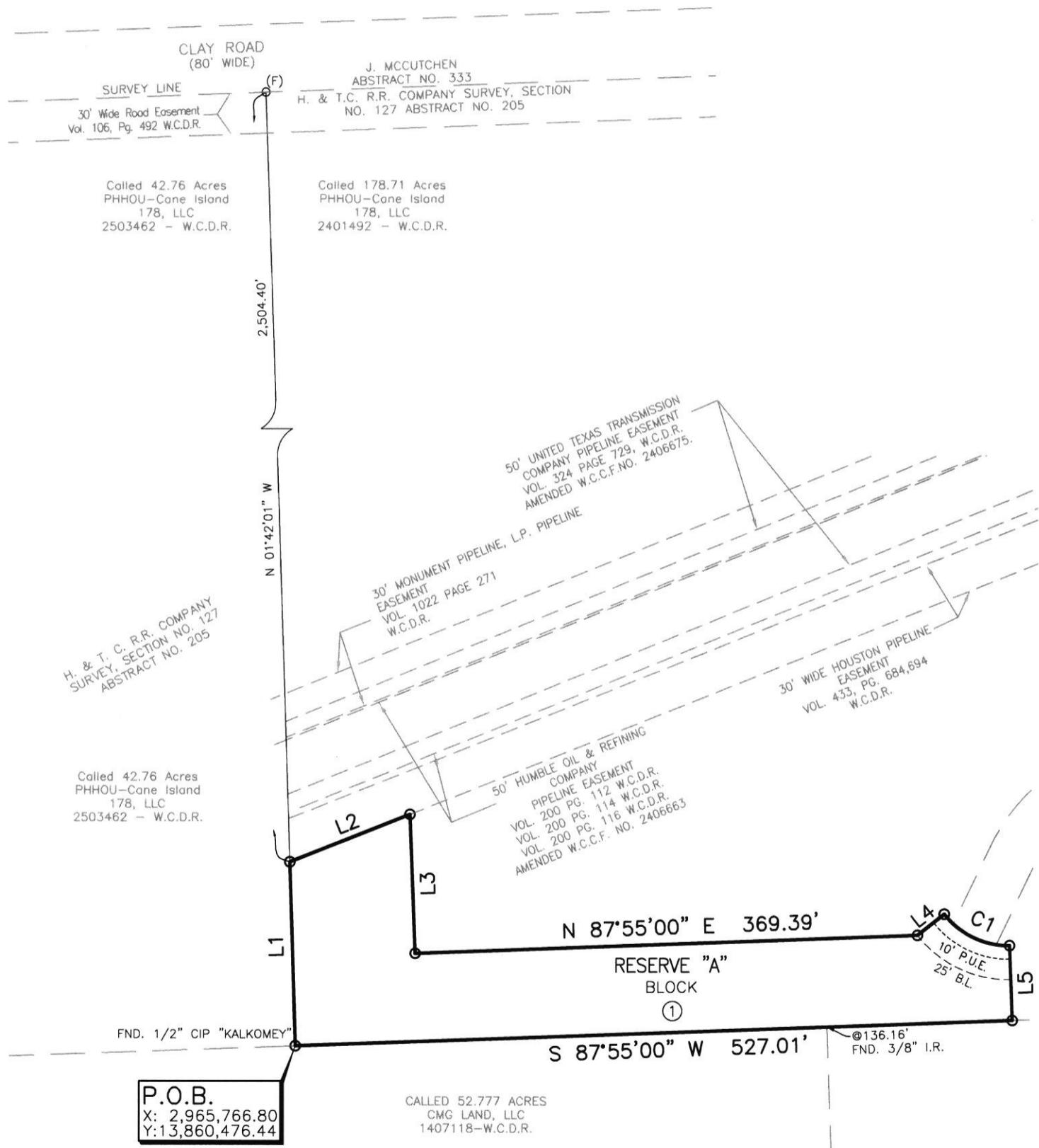
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0' 100' 200' 300'  
  
 SCALE: 1" = 100'



OCTOBER, 2025

JOB NO. 231-020-23

SHEET 9 OF 10

OWNERS:  
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0' 100' 200' 300'



SCALE: 1" = 100'

## PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
<b>TOTAL</b>	<b>27.36 AC.</b>

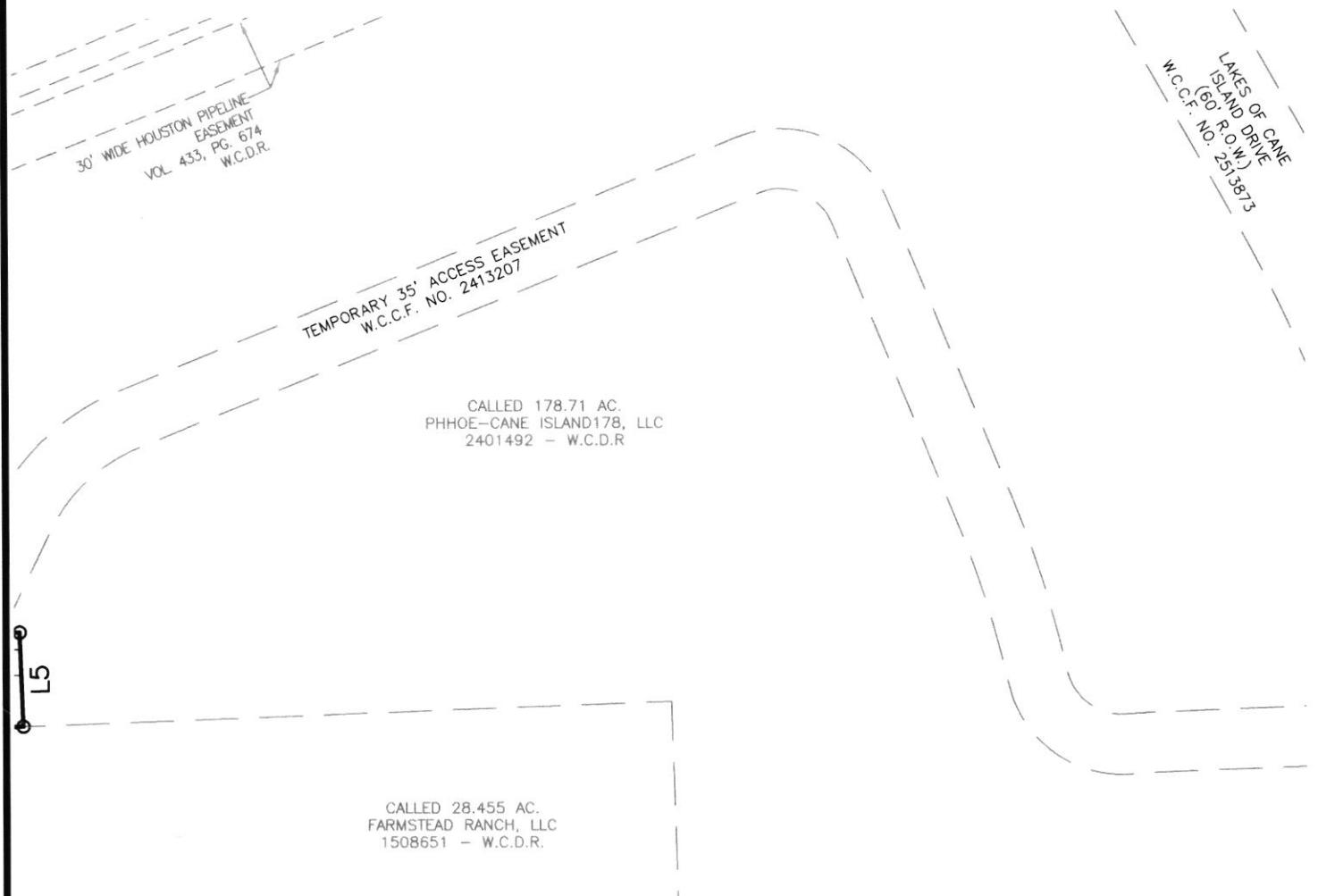
## REQUIRED PARKLAND:

10.56 ACRES PER 54 LOTS @ 570 LOTS

1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK

2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE

(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)



OCTOBER, 2025

JOB NO. 231-020-23

SHEET 10 OF 10

OWNERS:  
PHHOE - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
WALLER COUNTY M.U.D. NO.  
58 LIFT STATION NO. 1



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
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WWW.EHRA.TEAM  
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TBPELS No. 10092300