

WALLER COUNTY

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



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "C" & "D"

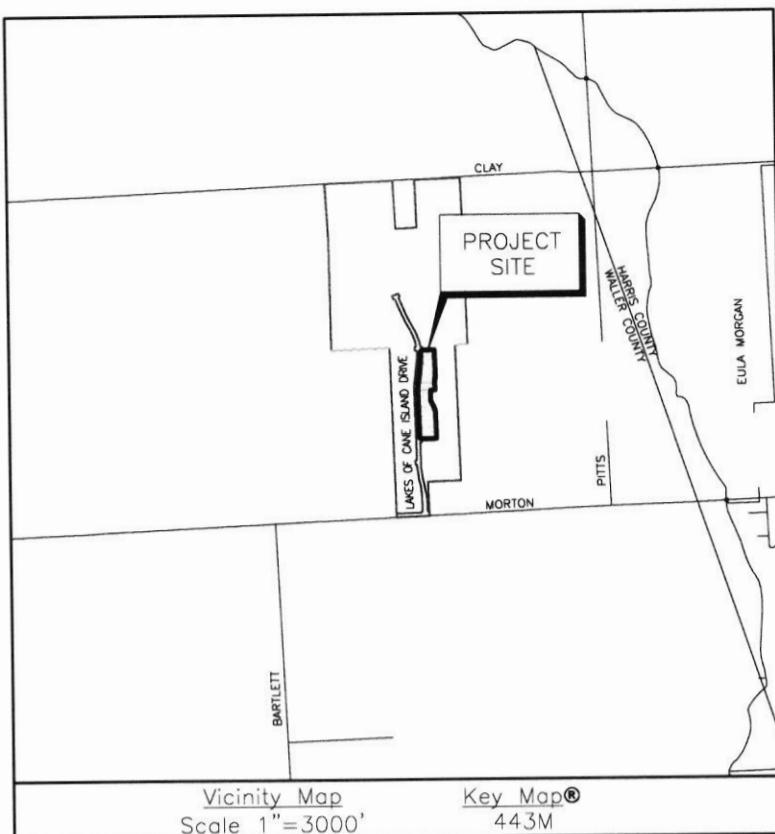
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve "C" & "D" which consists of 7.728 acres will include 1 Block and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "E"

BEING A SUBDIVISION OF 4.062 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.
1 BLOCK 1 RESERVE

OWNER / DEVELOPER

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

SEPTEMBER, 2025

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 1 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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 Detention Reserve "E", 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 form 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 5th day of November 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:

Michael C. Brisch

Michael C. Brisch
Chief Legal and Administrative Officer

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 2 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



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

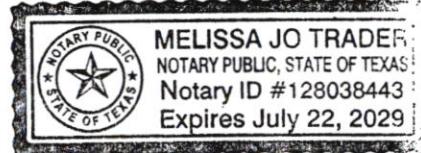
BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of November, 2025.

Melissa Jo Trader

Notary Public in and for the State of Texas

My Commission expires: July 22, 2029



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

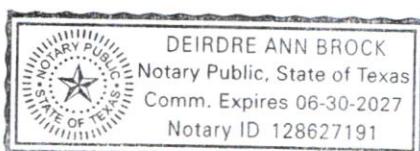
BEFORE ME, the undersigned authority, on this day personally appeared Robert Boelsche, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of October, 2025.

Deirdre Ann Brock

Notary Public in and for the State of Texas

My Commission expires: 6/30/2027



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 A.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

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 3 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



ENGINEERING THE FUTURE

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

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.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

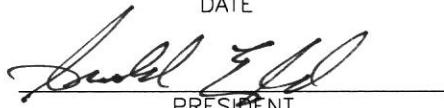
J. Ross McCall, P.E.,
County Engineer

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-160 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON

2.10.2025

DATE



PRESIDENT



SECRETARY



DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found 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.

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 4 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



ENGINEERING THE FUTURE

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

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 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 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 plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) 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.
- (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 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.

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 5 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"

EHRA
ENGINEERING THE FUTURE

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

METES AND BOUNDS DESCRIPTION
 LAKES OF CANE ISLAND
 DETENTION RESERVE "E"
 BEING A 4.062 ACRE TRACT OF LAND
 LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
 SECTION NO. 127, ABSTRACT NO. 205,
 WALLER COUNTY, TEXAS

DESCRIPTION OF A 4.062 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO PHHOU-CANE ISLAND 178, LLC AND BEING CALLED 178.71 ACRES BY DEED RECORDED UNDER FILE NUMBER (NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 4.062 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 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.786 acres tract described under File No. 1307040-W.C.D.R.;

THENCE, South 01°42'01" East, along the common line between between the 178.71 acre tract and the called 42.786 acre tract, passing at a distance of 30.12 feet a 5/8-inch iron rod called for and found for reference, and continuing for a total distance of 2,071.29 feet to a point for corner from which a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of that certain tract of land called 52.777 acres tract described under Waller County Clerk's File No. 1407118 marking a southerly common corner of said 178.71 acre tract and the called 42.786 acre tract bears South 01°42'01" East for a distance of 568.42 feet;

THENCE, North 88°17'59" East, for a distance of 1,166.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

- (1) THENCE, North 67°29'26" East, for a distance of 49.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (2) THENCE, North 67°56'14" East, for a distance of 301.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of the herein described tract of land;
- (3) THENCE, South 11°41'44" East, for a distance of 546.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (4) THENCE, South 11°08'30" East, for a distance of 55.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;
- (5) THENCE, South 06°48'24" East, for a distance of 97.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the the southeast corner of the herein described tract of land;
- (6) THENCE, South 87°55'00" West, for a distance of 198.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- (7) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 82°54'57", an arc length of 36.18 feet, and a chord bearing of North 50°37'32" West, for a distance of 33.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;
- (8) THENCE, in a northwesterly direction along the arc of said reverse curve to the left having a radius of 830.00 feet, a central angle of 20°13'39", an arc length of 293.02 feet, and a chord bearing of North 19°16'53" West, for a distance of 291.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- (9) THENCE, North 29°23'43" West, for a distance of 181.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;
- (10) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 620.00 feet, a central angle of 07°22'38", an arc length of 79.83 feet, and a chord bearing of North 25°42'24" West, for a distance of 79.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;
- (11) THENCE, North 22°01'05" West, for a distance of 38.10 feet to the POINT OF BEGINNING and containing 4.062 acres of land.

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 6 OF 15

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

LAKES OF CANE ISLAND
 DETENTION RESERVE "E"



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

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:

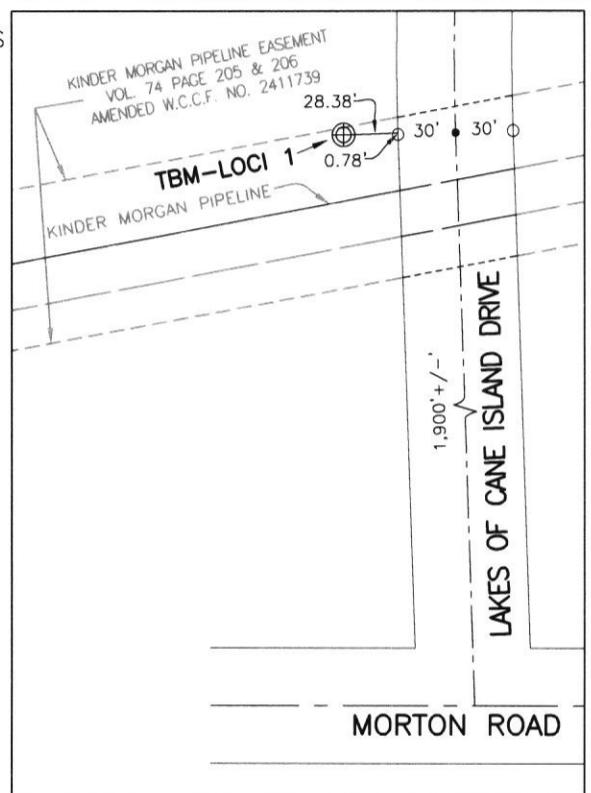
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y: 13,859,781.28

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

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.





0' 300' 600' 900'

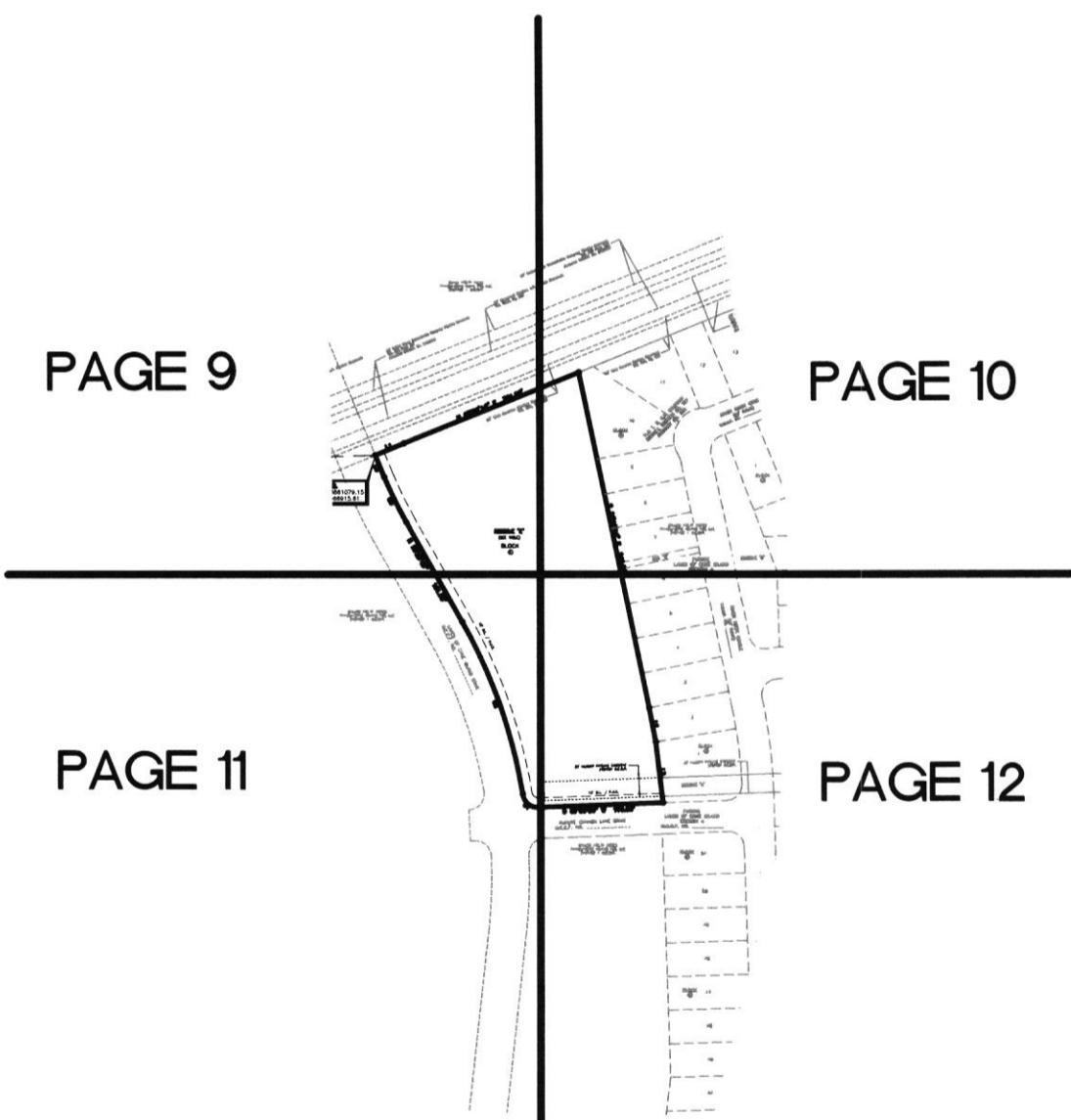
SCALE: 1" = 300'

PAGE 9

PAGE 10

PAGE 11

PAGE 12



SEPTEMBER, 2025

JOB NO. 231-068-10

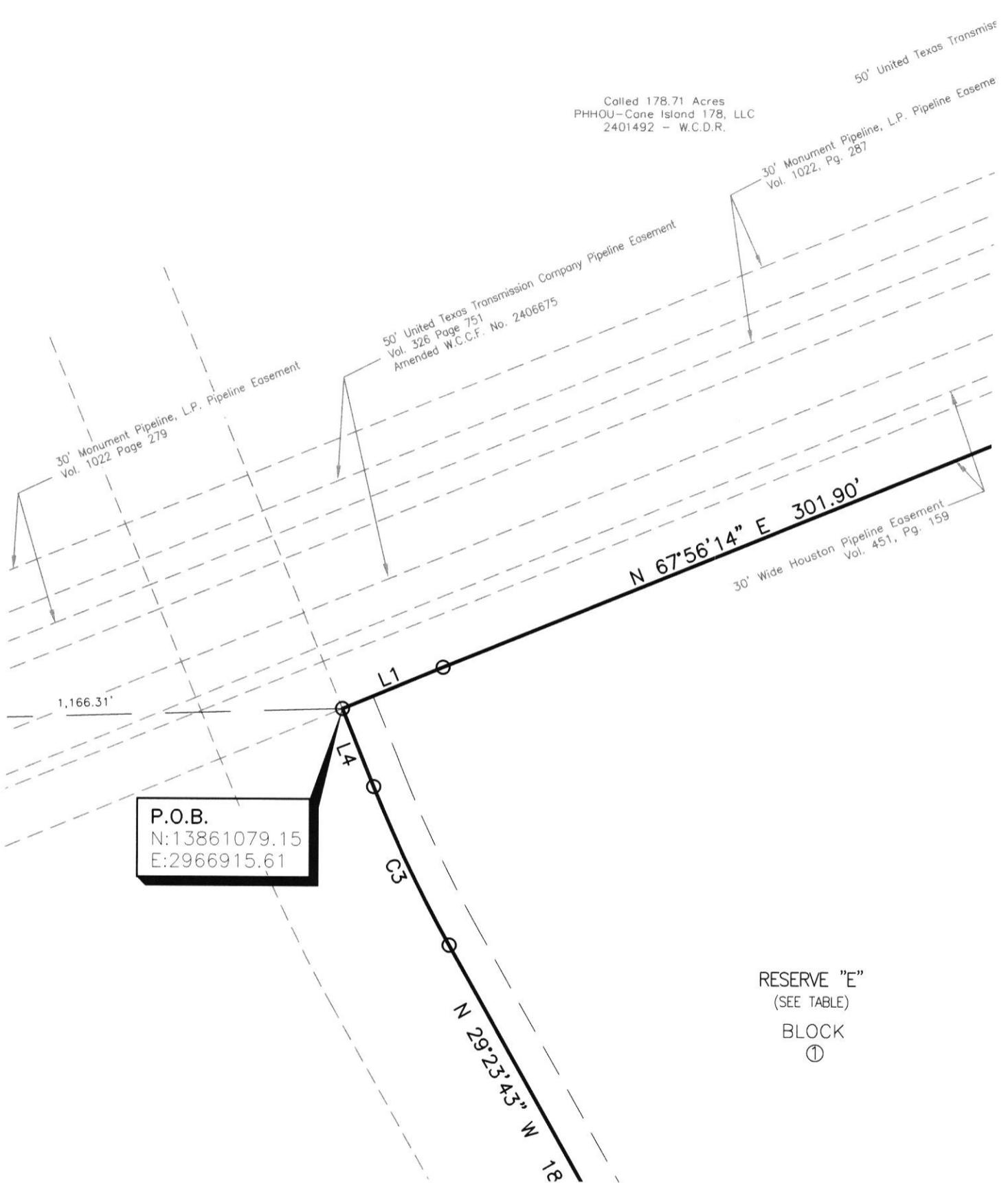
SHEET 8 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



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



SEPTEMBER, 2025

JOB NO. 231-068-10

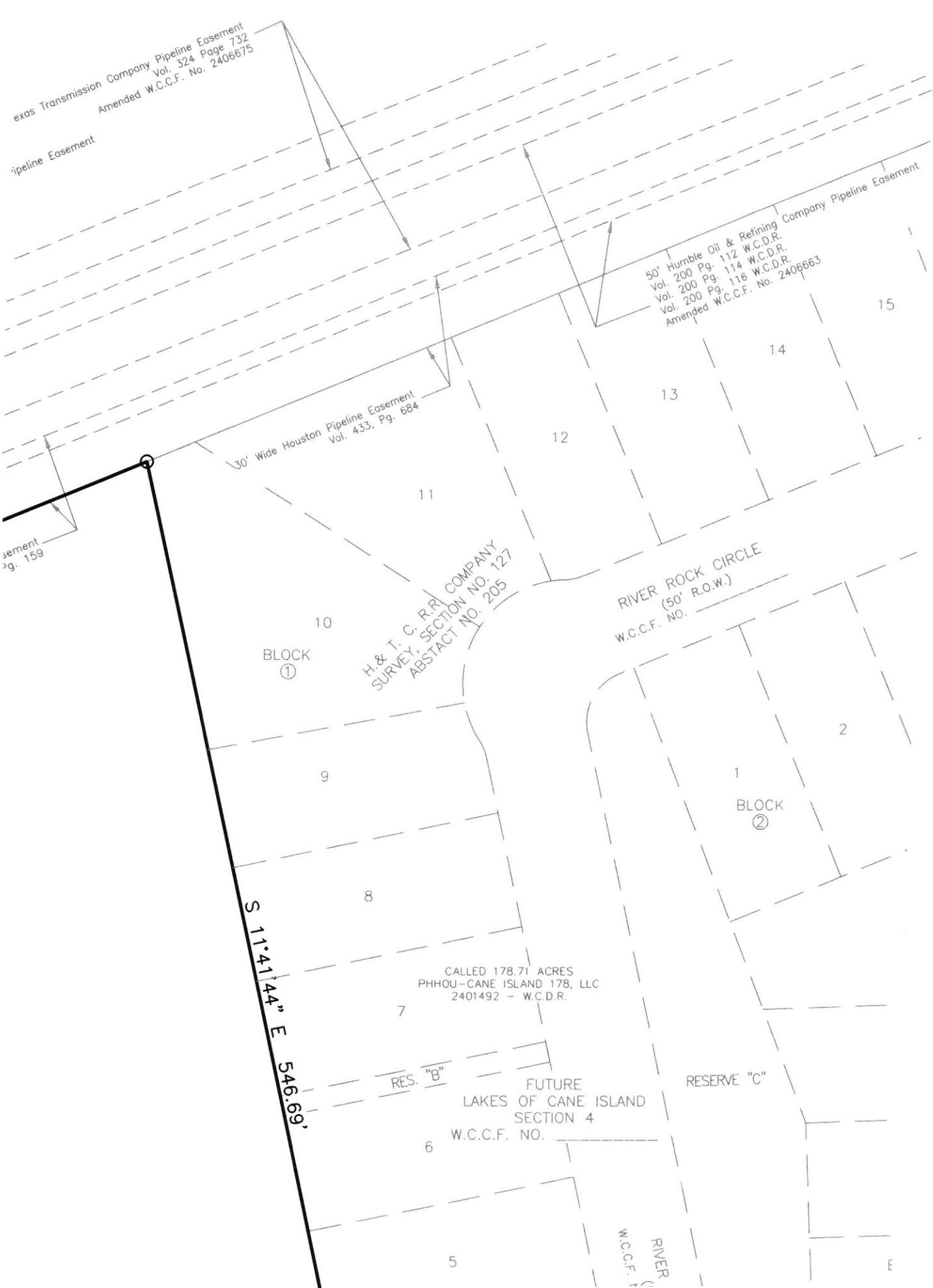
SHEET 9 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"

EHRA
ENGINEERING THE FUTURE

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



SEPTEMBER, 2025

JOB NO. 231-068-10

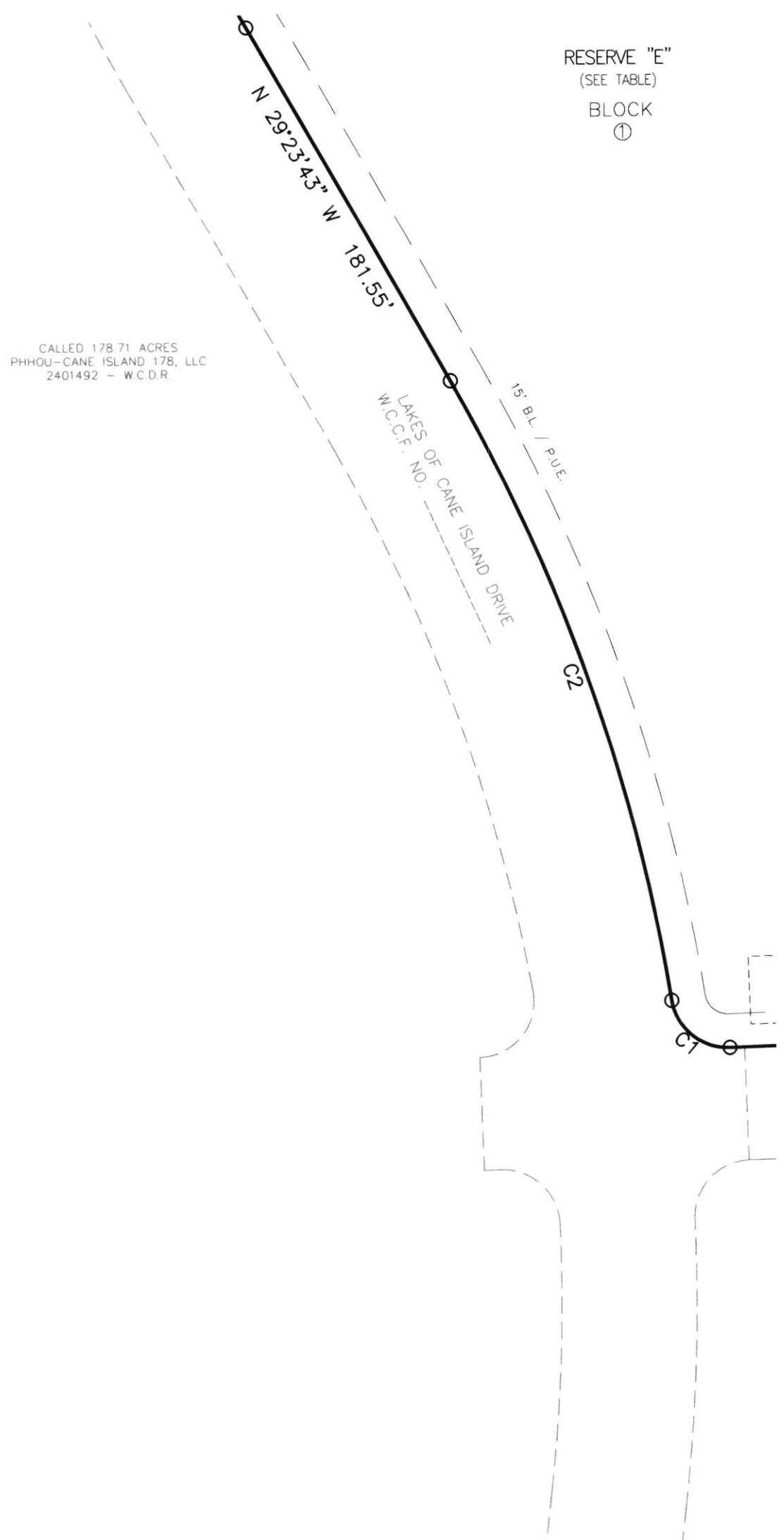
SHEET 10 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"

EHRA
ENGINEERING THE FUTURE

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



SEPTEMBER,
2025

JOB NO. 231-068-10

SHEET 11 OF 15

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

LAKE OF CANE ISLAND
DETENTION RESERVE "E"

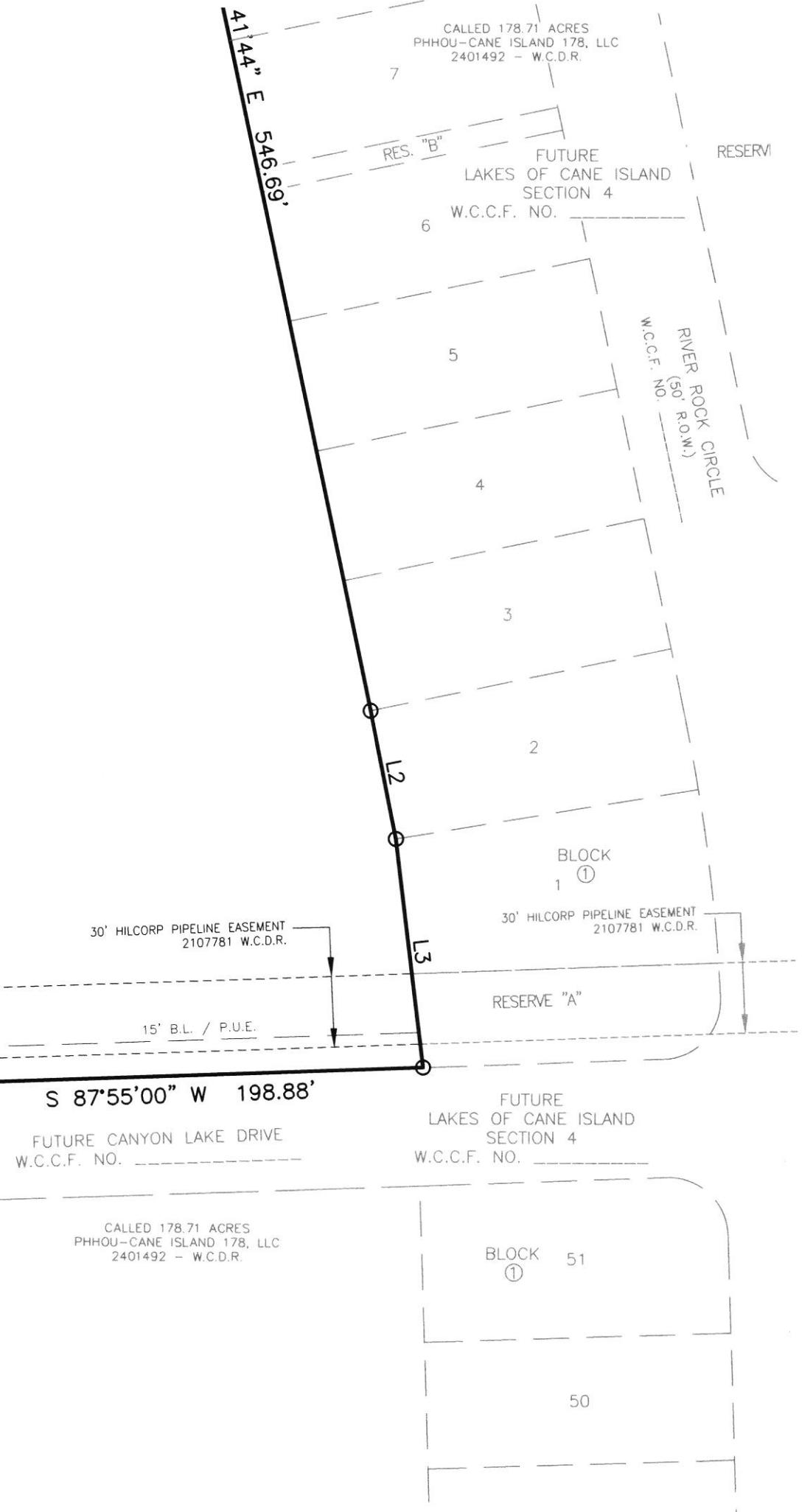


ENGINEERING THE FUTURE

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

RESERVE "E"
(SEE TABLE)

BLOCK
①



SEPTEMBER, 2025

JOB NO. 231-068-10

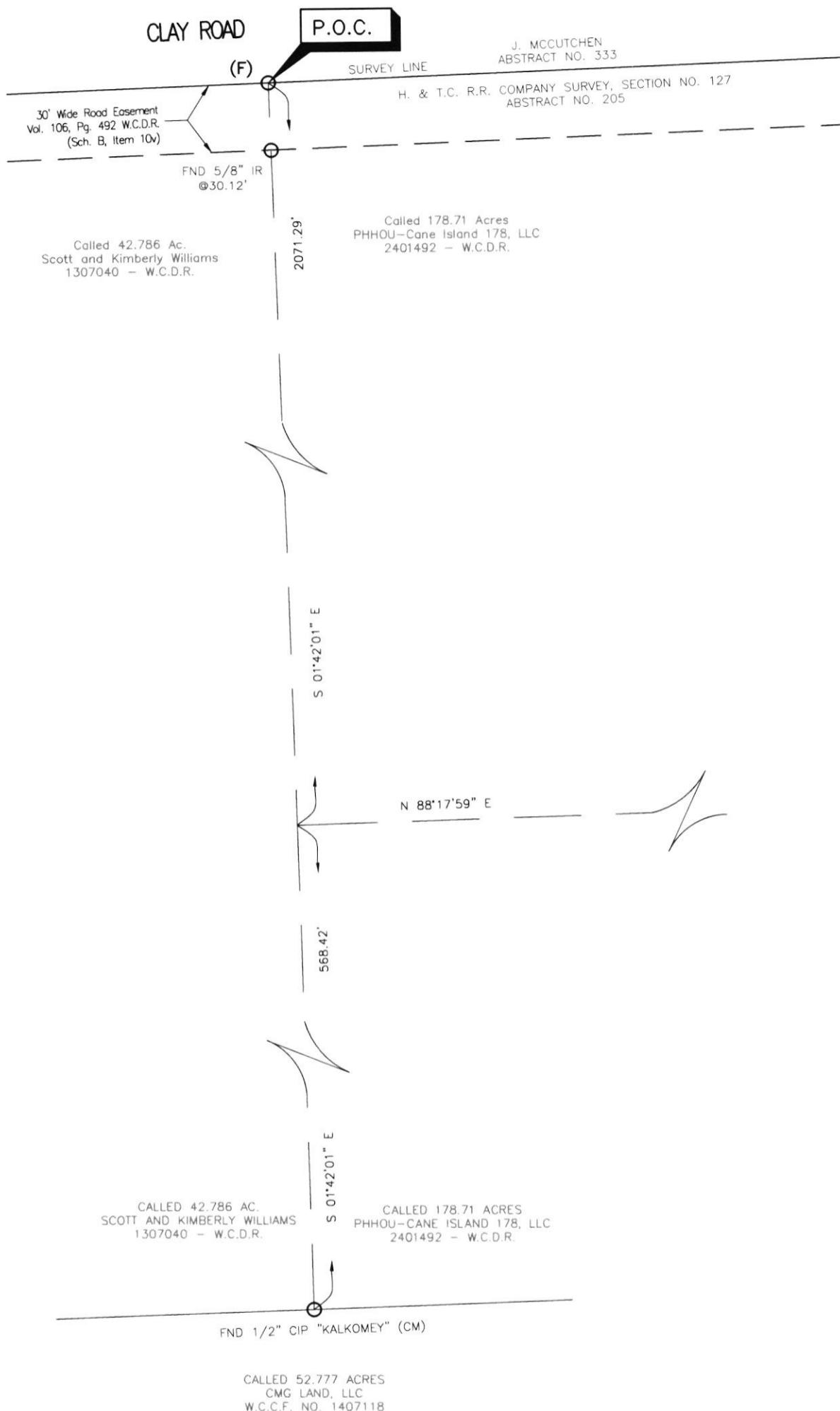
SHEET 12 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"

EHRA
ENGINEERING THE FUTURE

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



SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 13 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042

713-784-4500

WWW.EHRA.TEAM

TBPE No. F-726

TBPELS No. 10092300

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. A- indicates Abstract
B.L. indicates Building Line
EAE indicates Emergency Access Easement
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer 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
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E indicates Utility Easement
(F) indicates Found 3/4-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. Elevations and contour lines shown hereon are based upon Reference Mark Number 190090 which is a TxDOT Brass Disk on bridge at Franz Road and Upper Buffalo Bayou located on upstream concrete wall, on northwest corner of bridge in Key Map® 444T in the Barker Watershed near stream T100-00-00 ELEV. 145.36 Feet NAVD 1988, 2001 Adjusted.
5. All lots shall have a minimum interior side building line of five (5) feet measured from the property line.
6. All corners of the subject tract are marked with 3/4" capped iron rods stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
7. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.
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 a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023
15. No pipelines exist within the boundary of this plat, however, a pipeline easement is located within the boundary of this plat and is properly shown and identified.
16. The proposed land uses for the Lakes of Cane Island Detention Reserve "E" shall consist of detention, open space and park land.
17. 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.

SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-10			
SHEET 14 OF 15			

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.
TOTAL		27.36 AC.
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)		

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	36.18'	82°54'57"	N 50°37'32" W	33.10'
C2	830.00'	293.02'	20°13'39"	N 19°16'53" W	291.50'
C3	620.00'	79.83'	7°22'38"	N 25°42'24" W	79.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°29'26" E	49.47'
L2	S 11°08'30" E	55.43'
L3	S 06°48'24" E	97.60'
L4	N 22°01'05" W	38.10'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
E	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	176,931	4.062
	TOTAL	176,931	4.062

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 15 OF 15

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

LAKES OF CANE ISLAND
DETENTION RESERVE "E"



ENGINEERING THE FUTURE

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