

# WALLER COUNTY

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



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Lakes of Cane Island Detention Reserve "F"

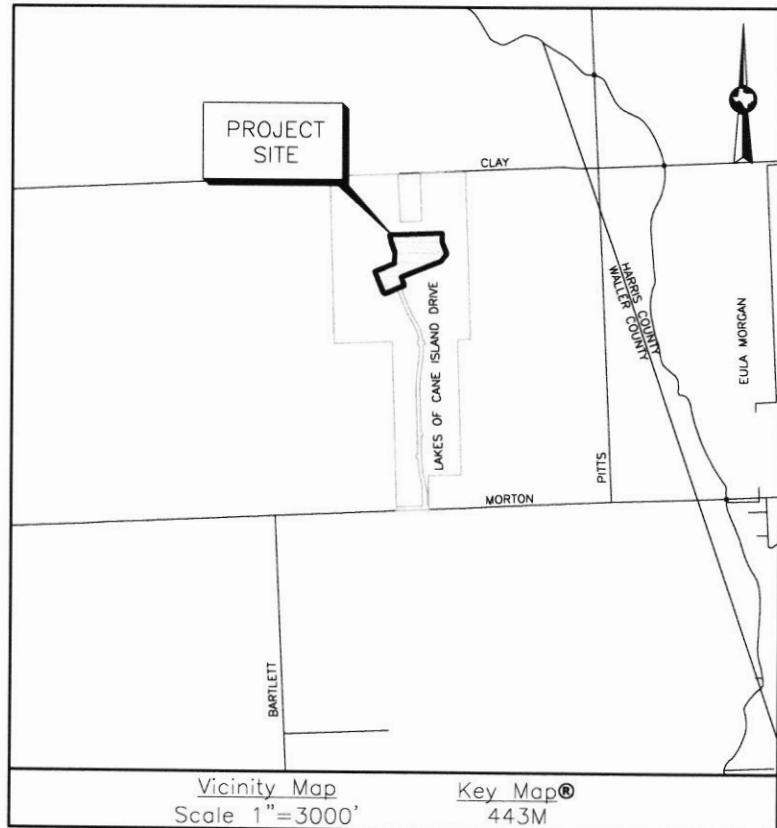
**Date:** December 10, 2025

### Background

Final Plat of Lakes of Cane Island Detention Reserve "F" which consists of 13.13 acres will include 1 Block and 1 Reserve in Precinct 4.

### Staff Recommendation

Approve Plat



# FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "F"

BEING A SUBDIVISION OF 13.13 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 16

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

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"



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 "F", 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 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 14

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

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"



ENGINEERING THE FUTURE

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

STATE OF TEXAS

COUNTY OF Harris

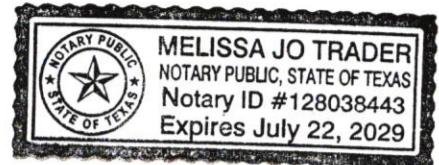
BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

*Melinda 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 Boelsche*

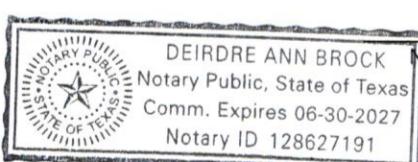
Robert L. Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

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*

DEIRDRE ANN BROCK Notary Public in and for the State of Texas

Notary Public, State of Texas

Comm. Expires 06-30-2027

Notary ID 128627191

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

SEPTEMBER,  
2025

JOB NO. 231-068-10

SHEET 3 OF 14

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

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"



ENGINEERING THE FUTURE

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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. 2024-161 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON

02.10.2025

DATE

Donald E. McCall  
PRESIDENT

Debra L. McCall  
SECRETARY

J. Ross McCall  
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 14

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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 16

OWNERS:  
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METES AND BOUNDS DESCRIPTION  
 LAKES OF CANE ISLAND  
 DETENTION RESERVE "F"  
 BEING A 13.13 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 13.13 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 13.13 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 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 958.71 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 the 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 1,681.00 feet;

THENCE, North 88°17'59" East, for a distance of 913.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve marking the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, in a easterly direction along the arc of said non-tangent curve to the right having a radius of 475.00 feet, a central angle of 06°28'04", an arc length of 53.62 feet, and a chord bearing of North 84°32'05" East, for a distance of 53.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(2) THENCE, North 87°46'07" East, for a distance of 762.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeasterly corner of the herein described tract of land;

(3) THENCE, South 02°13'53" East, for a distance of 155.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 21°51'08" East, for a distance of 188.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 37°24'41" West, for a distance of 154.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, South 67°58'55" West, for a distance of 670.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, South 22°01'05" East, for a distance of 140.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve marking the southernmost southeasterly corner of the herein described tract of land;

(8) THENCE, South 67°58'55" West, for a distance of 169.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(9) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 525.00 feet, a central angle of 02°18'12", an arc length of 21.10 feet, and a chord bearing of South 66°49'49" West, for a distance of 21.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(10) THENCE, South 65°40'43" West, for a distance of 104.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(11) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 475.00 feet, a central angle of 02°18'12", an arc length of 19.09 feet, and a chord bearing of South 66°49'49" West, for a distance of 19.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of tangency;

(12) THENCE, South 67°58'55" West, for a distance of 11.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(13) 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 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 67°01'05" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(14) THENCE, North 22°01'05" West, for a distance of 356.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(15) THENCE, North 67°58'55" East, for a distance of 331.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(16) THENCE, North 01°48'19" East, for a distance of 179.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(17) THENCE, North 21°01'48" West, for a distance of 153.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(18) THENCE, North 08°41'57" West, for a distance of 135.90 feet to the POINT OF BEGINNING and containing 13.13 acres of land.

SEPTEMBER, 2025  
 JOB NO. 231-068-10  
 SHEET 6 OF 16

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

LAKES OF CANE ISLAND  
 DETENTION RESERVE "F"



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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:

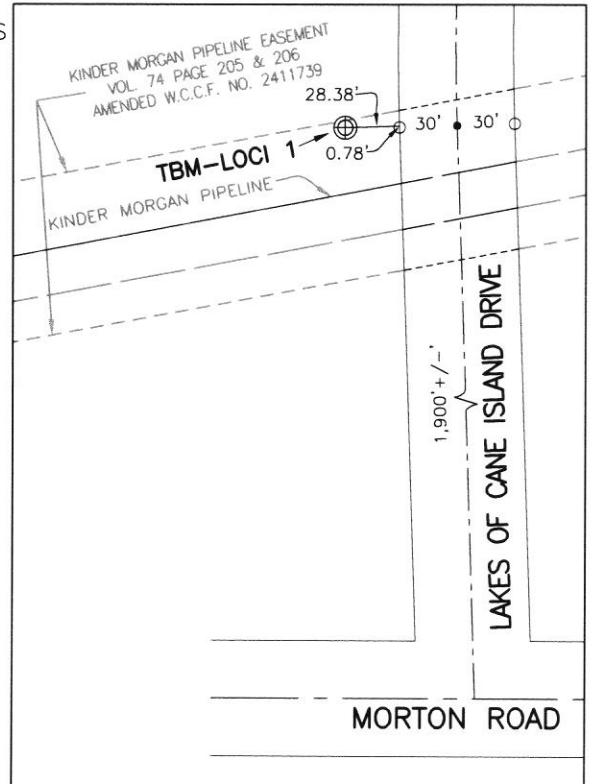
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

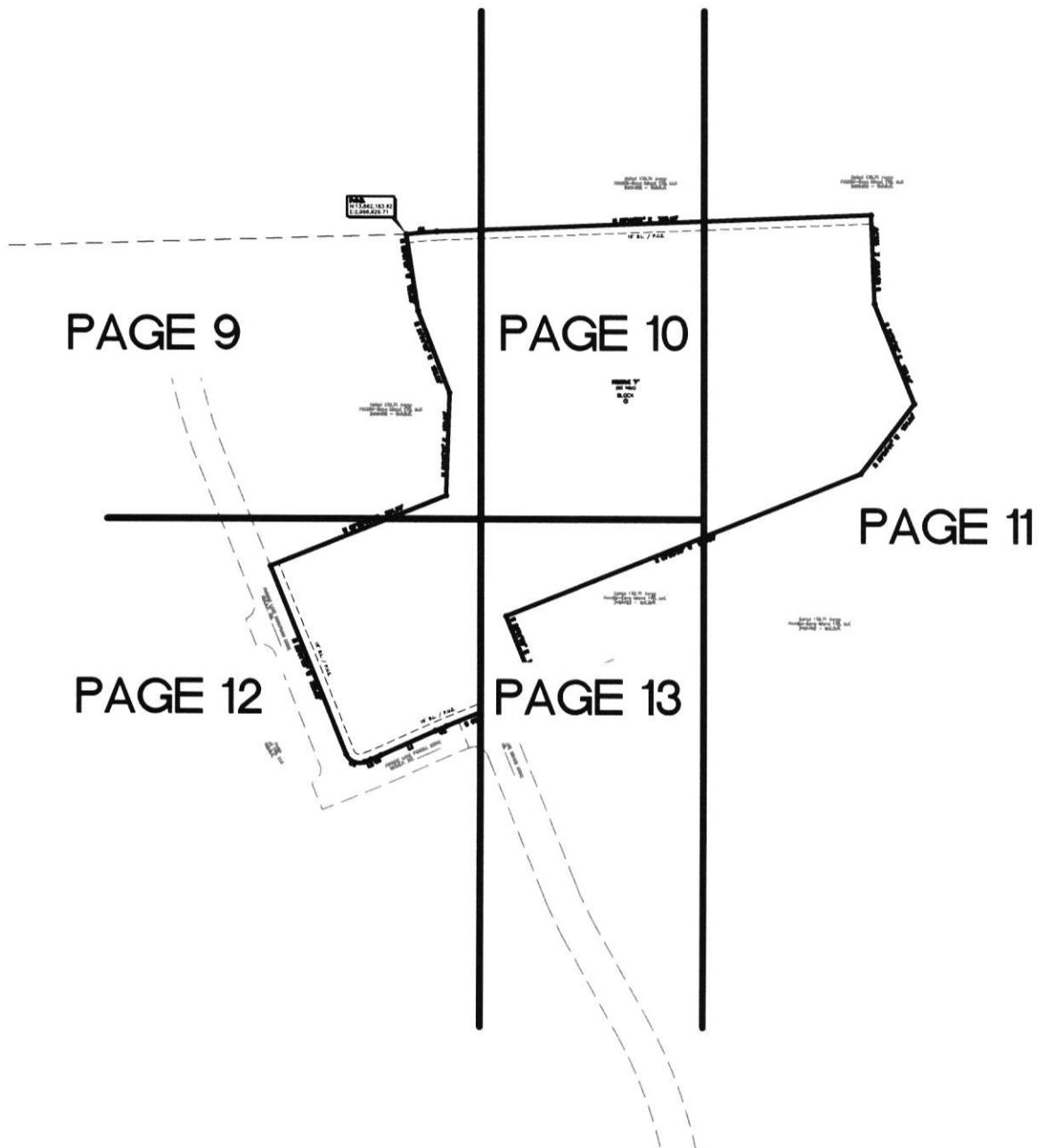
HAVING COORDINATES OF:

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.





SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 8 OF 16

OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
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LAKES OF CANE ISLAND  
DETENTION RESERVE "F"

**EHRA**  
ENGINEERING THE FUTURE

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TBPE No. F-726  
TBPELS No. 10092300

P.O.B.  
N:13,862,183.62  
E:2,966,629.71

C1

N 08°41'57" W  
135.90'

N 21°01'48" W  
153.58'

N 01°48'19" E  
179.90'



0' 60' 120' 180'  
  
SCALE: 1" = 60'

Called 178.71 Acres  
PHHOU—Cane Island 178, LLC  
2401492 — W.C.D.R.

N 67°58'55" E 331.79'

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 9 OF 16

OWNERS:  
PHHOU — CANE  
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DETENTION RESERVE "F"

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Called 178.71 Acres  
PHHOU—Cane Island 178, LLC  
2401492 — W.C.D.R.

N 87°46'07" E 762.10'

15' B.L. / P.U.E.

RESERVE "F"  
(SEE TABLE)  
BLOCK  
①



0' 60' 120' 180'



SCALE: 1" = 60'

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 10 OF 16

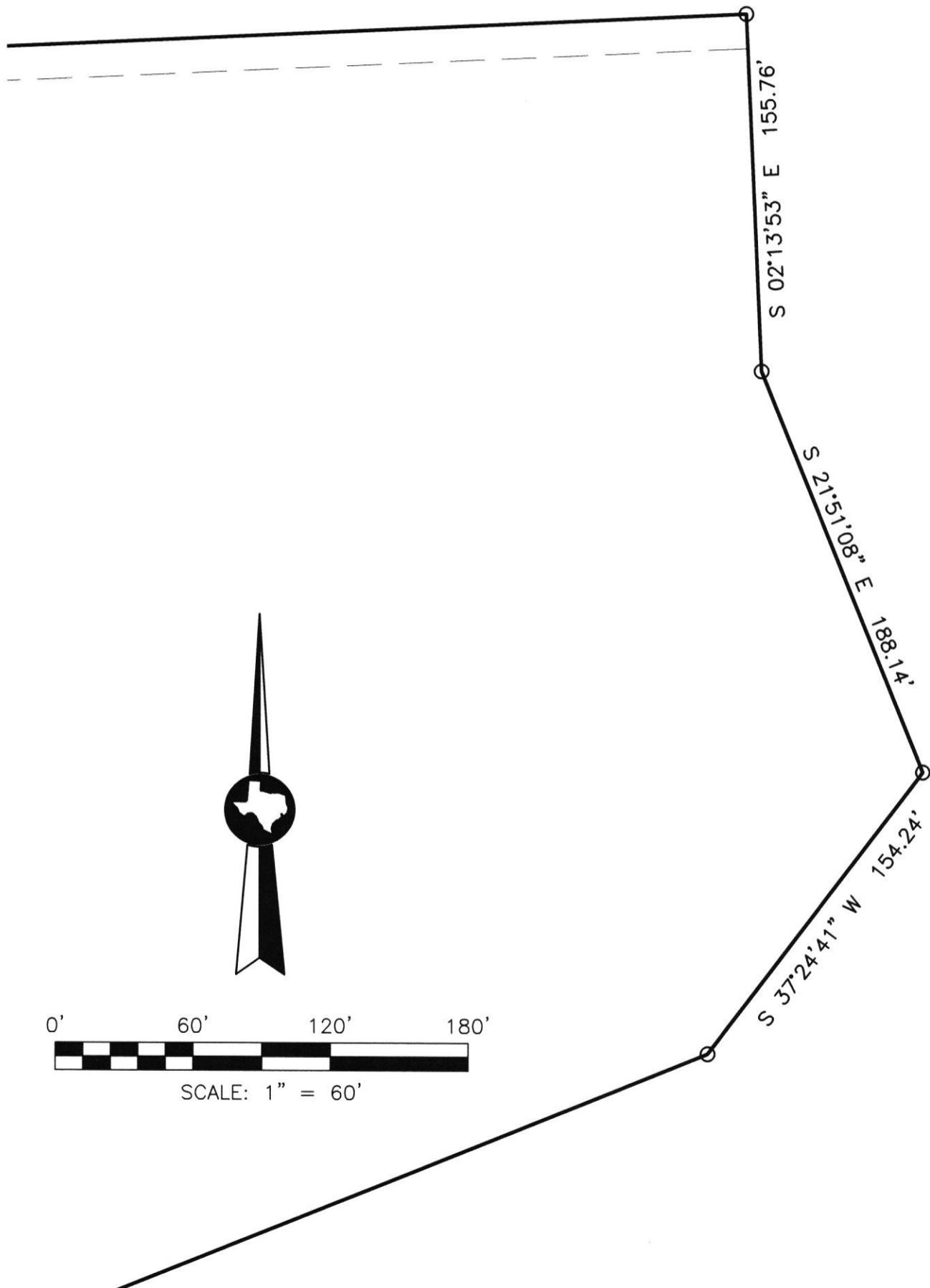
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SHEET 11 OF 16

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FUTURE LAKE CHAMPLAIN DRIVE  
W.C.C.F. NO. 178

Called 178.71 Acres  
178, LLC  
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2401492

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0' 60' 120' 180'  
SCALE: 1" = 60'



N 67°58'55" E 331.79'

N 22°01'05" W 356.03'

15' B.L. / P.U.E.

S 67°58'55" W

L1  
FUTURE LAKE POWELL DRIVE  
W.C.C.F. NO. 178

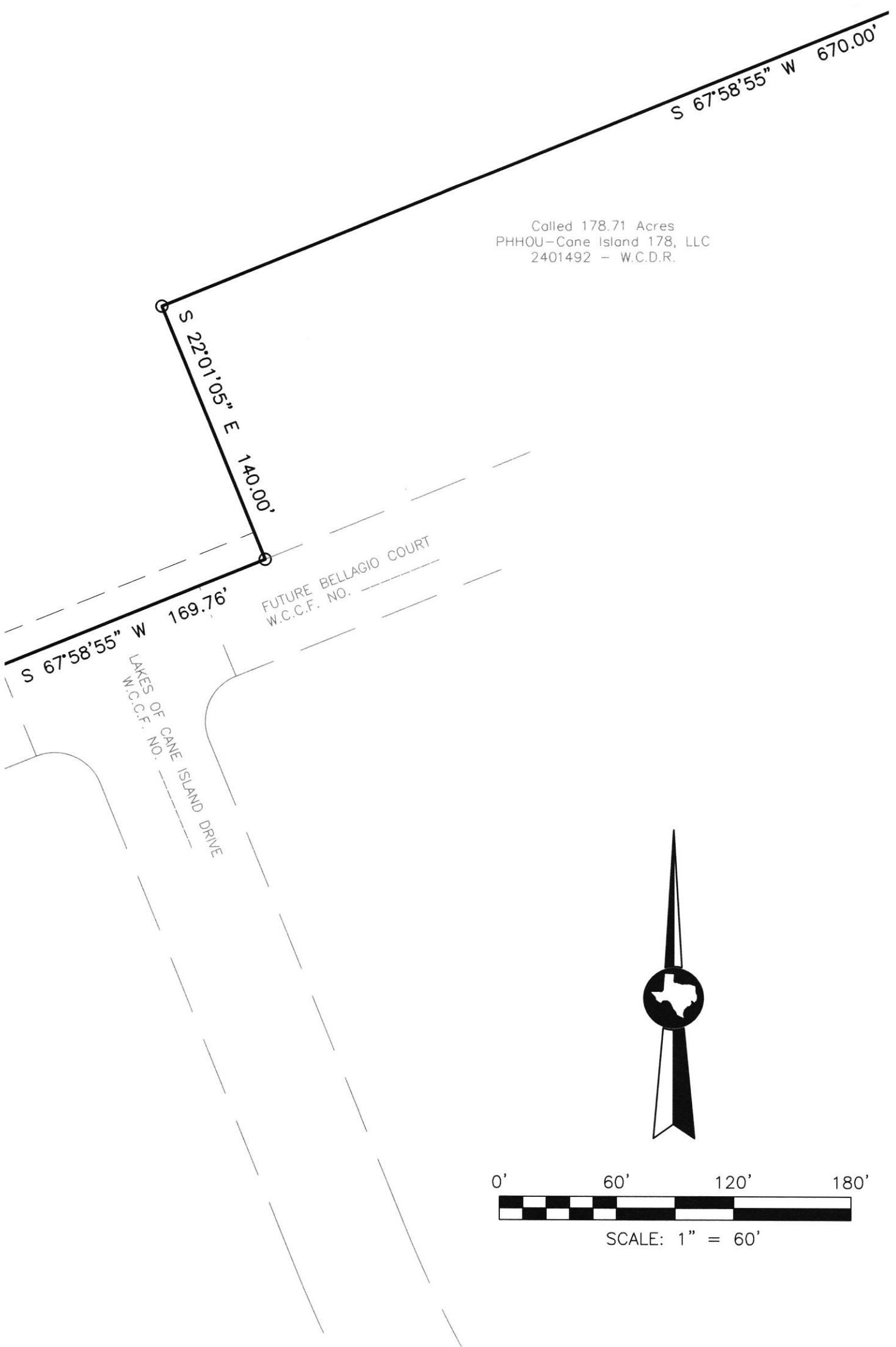
C4

L2

C3

C2

Called 178.71 Acres  
PHHOU-Cane Island 178, LLC  
2401492 - W.C.D.R.



SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 13 OF 16

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

LAKES OF CANE ISLAND  
DETENTION RESERVE "F"



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

CLAY ROAD  
(80' WIDE)

P.O.C. (F)

30' Wide Road Easement  
Vol. 106, Pg. 492 W.C.D.R.

FND 5/8" IR  
@30.12'

Called 42.786 Ac.  
Scott and Kimberly Williams  
1307040 - W.C.D.R.

SURVEY LINE

J. MCCUTCHEON  
ABSTRACT NO. 333

H. & T.C. R.R. COMPANY SURVEY,  
SECTION NO. 127 ABSTRACT NO. 205

Called 178.71 Acres  
PHHOU-Cane Island 178, LLC  
2401492 - W.C.D.R.

S 01°42'01" E 958.71'

N 88°17'59" E 913.28'

S 01°42'01" E 1681.00'

CALLED 42.786 AC.  
SCOTT AND KIMBERLY WILLIAMS  
1307040 - W.C.D.R.

CALLED 178.71 ACRES  
PHHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.

FND 1/2" CIP "KALKOMEY" (CM)

CALLED 52.777 ACRES  
CMG LAND, LLC  
W.C.C.F. NO. 1407118

Called 28.455 Ac.  
FARMSTEAD RANCH, LLC  
1508651 - W.C.D.R.

Called 178.71 Acres  
PHHOU-Cane Island 178, LLC  
2401492 - W.C.D.R.

## 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 or pipeline easements exist within the boundary of this plat.
16. The proposed land use for the Lakes of Cane Island Detention Reserve "F" 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  
JOB NO. 231-068-10  
SHEET 14 OF 16

OWNERS:  
PHHOU - CANE  
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LAKES OF CANE ISLAND  
DETENTION RESERVE "F"



10011 MEADOWGLEN LN  
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TBPELS No. 10092300

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
F	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	570,561	13.13
	TOTAL	570,561	13.13

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	53.62'	6°28'04"	N 84°32'05" E	53.59'
C2	525.00'	21.10'	2°18'12"	S 66°49'49" W	21.10'
C3	475.00'	19.09'	2°18'12"	S 66°49'49" W	19.09'
C4	25.00'	39.27'	90°00'00"	N 67°01'05" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°40'43" W	104.31'
L2	S 67°58'55" W	11.64'

### 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)

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 16 OF 16

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

LAKES OF CANE ISLAND  
 DETENTION RESERVE "F"



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