

# WALLER COUNTY

J. Ross McCall, P.E.  
County Engineer



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Mirabella Detention Basin 5 Phase 1 and Detention Basin 6

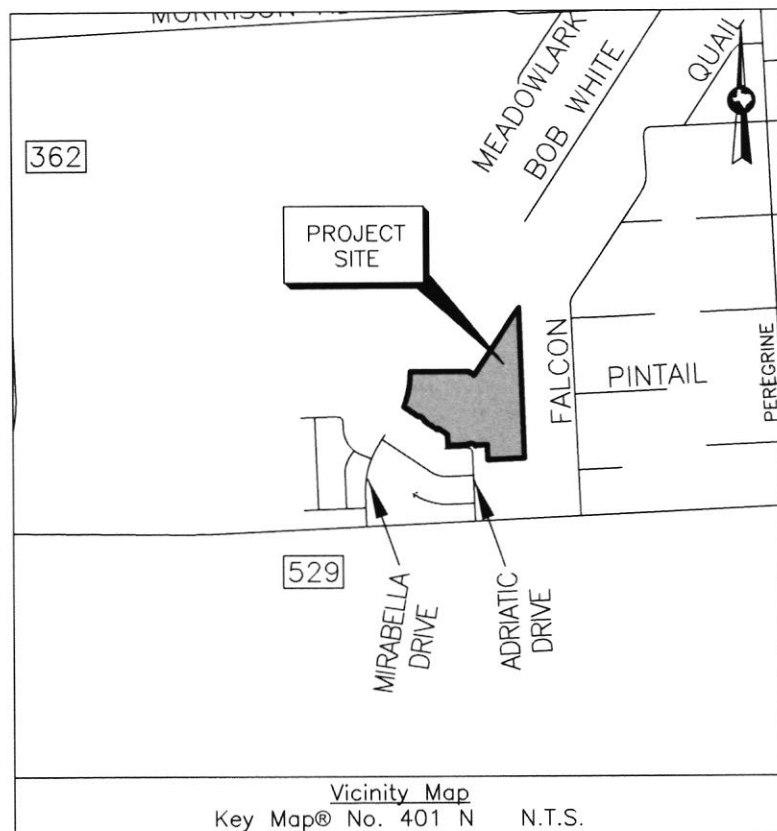
**Date:** December 10, 2025

### **Background**

Final Plat of Mirabella Detention Basin 5 Phase 1 and Detention Basin 6 which consists of 23.39 acres will include 1 Block and 4 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat



# FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6

BEING A SUBDIVISION OF 23.39 ACRES OUT OF  
THE H.&T.C. R.R. CO. SURVEY, SEC. 51, A-143  
IN WALLER COUNTY, TEXAS.

1 BLOCK 4 RESERVES

## OWNER

CENTURY LAND HOLDINGS OF TEXAS, LLC,  
A COLORADO LIMITED LIABILITY COMPANY  
333 CYPRESS RUN, SUITE 200  
HOUSTON, TEXAS 77094  
(713)222-7000

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 1 OF 12

OWNER:  
CENTURY LAND HOLDINGS  
OF TEXAS, LLC,  
A COLORADO LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
MIRABELLA  
DETENTION BASIN 5  
PHASE 1 & DETENTION  
BASIN 6




ENGINEERING THE FUTURE  
SINCE 1936

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

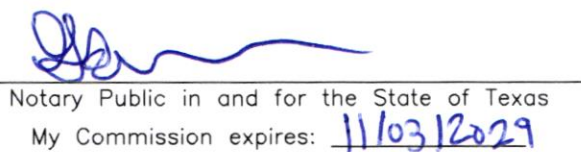
COUNTY OF WALLER X


WITNESS our hand in Waller County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

BY:   
Louis Trapalino, Vice President of Land  
Century Land Holdings of Texas, LLC, a Colorado limited liability company

COUNTY OF Harris

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of November, 2025



NOVEMBER, 2025	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
JOB NO. 231-060-30				
SHEET 2 OF 12				

APPROVED by Commissioners Court of Waller County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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

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 \_\_\_\_\_, 20\_\_, 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

Brookshire-Katy Drainage District Permit No. \_\_\_\_\_ 2024-150

Approved by the Board of Supervisors on 02/10/2025  
DATE  
[Signature]  
PRESIDENT  
[Signature]  
SECRETARY  
[Signature]  
DISTRICT ENGINEER

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

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SHEET 3 OF 12				



This is to certify that I, A. Munroe Kelsay, 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. 48473C0275E, 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. 48473C0275E

A. Munroe Kelsay  
Registered Professional Land Surveyor  
Texas Registration No. 5580

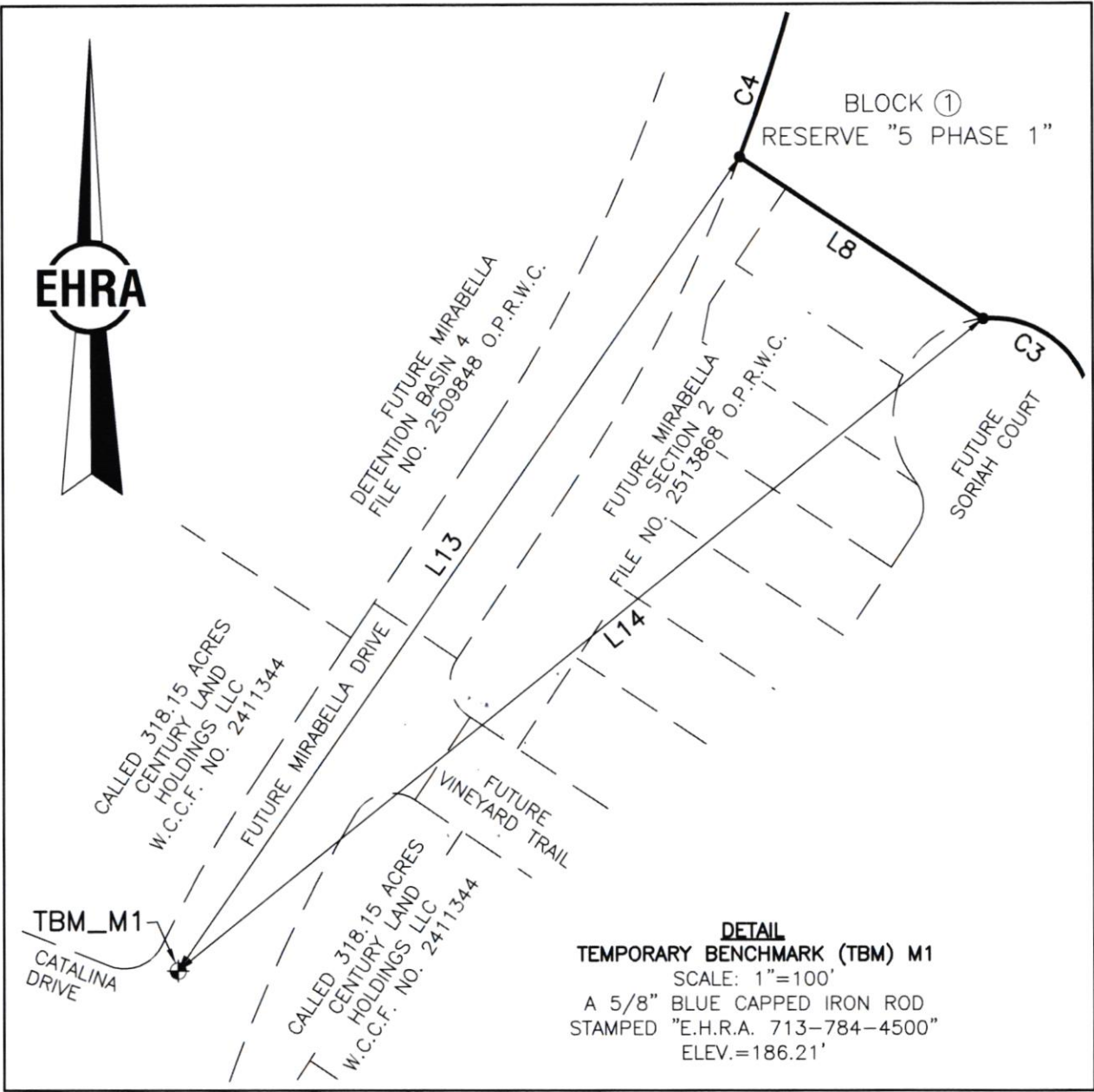



STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsay, 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 3rd day of November 2025

[Signature]  
Notary Public in and for the State of Texas  
My Commission expires: 6/30/2027



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SHEET 4 OF 12				

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) foot 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 Century Land Holdings Of Texas, LLC, 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.


RESERVE TABLE		
RESERVE	RESTRICTION TO	AREA
5 PHASE 1	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	5.78 ACRES/251,510 SQ. FT.
A	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY PURPOSES	0.47 ACRES/20,445 SQ. FT.
6	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	13.71 ACRES/597,320 SQ. FT.
B	DRAINAGE AND ACCESS PURPOSES	3.43 ACRES/149,508 SQ. FT.
		TOTAL ACREAGE=23.39 ACRES

PARK LAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	0.26 AC.	8.00 AC.	8.26 AC.
DETENTION BASIN 4	2.40 AC.	2.56 AC.	4.96 AC.
SECTION 1	1.89 AC.	0.56 AC.	2.45 AC.
SECTION 2	0.68 AC.	4.46 AC.	5.14 AC.
SECTION 3	0.00 AC.	0.69 AC.	0.69 AC.
TOTAL	5.23 AC.	16.27 AC.	21.50 AC.
REQUIRED NEIGHBORHOOD PARK LAND 21.4 ACRES PER 54 LOTS @ 1,154 LOTS 1) 50% MINIMUM (10.7 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/ TRAILS AROUND DETENTION PONDS. 2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).			

GENERAL NOTES:

1. B.L. indicates Building Line  
Conc. Mon. indicates Concrete Monument  
D.E. indicates Drainage Easement  
ESMT. indicates Easement  
ELEV. indicates Elevation  
FND. indicates Found  
I.P. indicates Iron Pipe  
NO. indicates number  
N.T.S. indicates Not To Scale  
O.P.R.W.C. indicates Official Public Records Waller County  
PG. indicates Page  
P.O.B. indicates Point of Beginning  
P.T.P. indicates Pinched Topped Pipe  
P.U.E. indicates Public Utility Easement  
R.O.W. indicates Right-Of-Way  
VOL. indicates Volume  
W.C.C.F. No. indicates Waller County Clerk's File Number  
W.C.D.R. indicates Waller County Deed Records
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990836.
3. Bearing orientation is based on 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. 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.
6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009 and 48473C0275E, 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.
7. A subdivision variance has been approved to allow a minimum lot width of 40 feet and compensating open space shall be provided for all lots smaller than 5,000 square feet by Waller County Commissioners Court on March 20, 2024.
8. 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 March 20, 2024.
9. A subdivision variance has been approved to allow a minimum right-of-way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on March 20, 2024.
10. A subdivision variance has been approved to allow a minimum centerline radius for a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.
11. 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 March 20, 2024.
12. 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 March 20, 2024.
13. The proposed land use for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 shall consist of Detention, Parkland, and Open Space.
14. Park land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of parkland provided in the Park Land Table upon the submission of the final plat for the Mirabella project.
15. The property subdivided in the foregoing plat lies in Waller County, Royal Independent School District, and Brookshire-Katy Drainage District.
16. Public Utility Easements are reserved for any non-electrical utility.
17. This plat is subject to an Affidavit to the public regarding on-site sewage facilities recorded in W.C.C.F. No. 1305276.

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SHEET 6 OF 12				



FIELD DESCRIPTION

FIELD NOTES of a 23.39 acre tract of land situated in the H.&T.C. R.R. Company Survey, Section 51, Abstract No. 143, Waller County, Texas; said 23.39 acre tract of land being out of and a part of a called 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC, and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2411344; said 23.39 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: 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). All distance are actual distances. Scale factor = 0.99990836.

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said 318.15 acre tract, the Southwest corner of Lot 39, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.) and being in the Northerly right-of-way line of F.M. 529 (120 feet wide) from which a found 1-3/4 inch disturbed iron pipe bears N 40°35'27" W, 2.72 feet.

THENCE N 02°03'04" W along the East line of said 318.15 acre tract and the West line of said Peregrine Estates a distance of 624.00 feet to the Southeast corner of this tract of land and the POINT OF BEGINNING.

THENCE along the Southerly line of this tract of land the following courses and distances:


- 1) S 87°53'10" W, a distance of 386.01 feet to a point for corner.
- 2) N 02°06'50" W, a distance of 157.00 feet to a point for corner.
- 3) S 87°53'10" W, a distance of 100.15 feet to a point for corner.
- 4) S 61°02'53" W, a distance of 24.52 feet to a point for corner, being in the arc of a non-tangent curve to the left.
- 5) Along said non-tangent curve to the left having a radius of 50.00 feet, a central angle of 93°37'41", an arc length of 81.71 feet and a chord bearing N 75°45'58" W, a distance of 72.91 feet to a point of reverse curvature.
- 6) Along said reverse curve to the right having a radius of 25.00 feet, a central angle of 30°27'58", an arc length of 13.29 feet and a chord bearing S 72°39'11" W, a distance of 13.14 feet to a point for corner.
- 7) S 87°53'10" W, a distance of 201.74 feet to the Southwest corner of this tract of land.

THENCE along the Southwesterly line of this tract of land the following courses and distances:

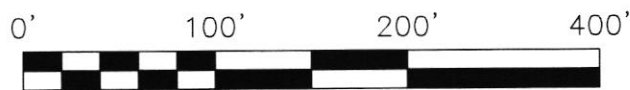
- 8) N 02°06'50" W, a distance of 114.34 feet to a point for corner.
- 9) N 55°52'28" W, a distance of 112.59 feet to a point for corner.
- 10) S 34°07'32" W, a distance of 16.20 feet to a point for corner.
- 11) N 56°18'22" W, a distance of 163.89 feet to a point for corner, being in the arc of a non-tangent curve to the left.
- 12) Along said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 85°27'29", an arc length of 89.49 feet and a chord bearing N 52°39'46" W, a distance of 81.42 feet to a point for corner.
- 13) N 56°18'22" W, a distance of 175.43 feet to the most Westerly corner of this tract of land, being in the arc of a non-tangent curve to the left.
- 14) THENCE along the Westerly line of this tract of land and said non-tangent curve to the left having a radius of 1,030.00 feet, a central angle of 20°48'03", an arc length of 373.94 feet and a chord bearing N 10°39'41" E, a distance of 371.89 feet to the Northwest corner of this tract of land.

THENCE along the Northerly line of this tract of land the following courses and distances:

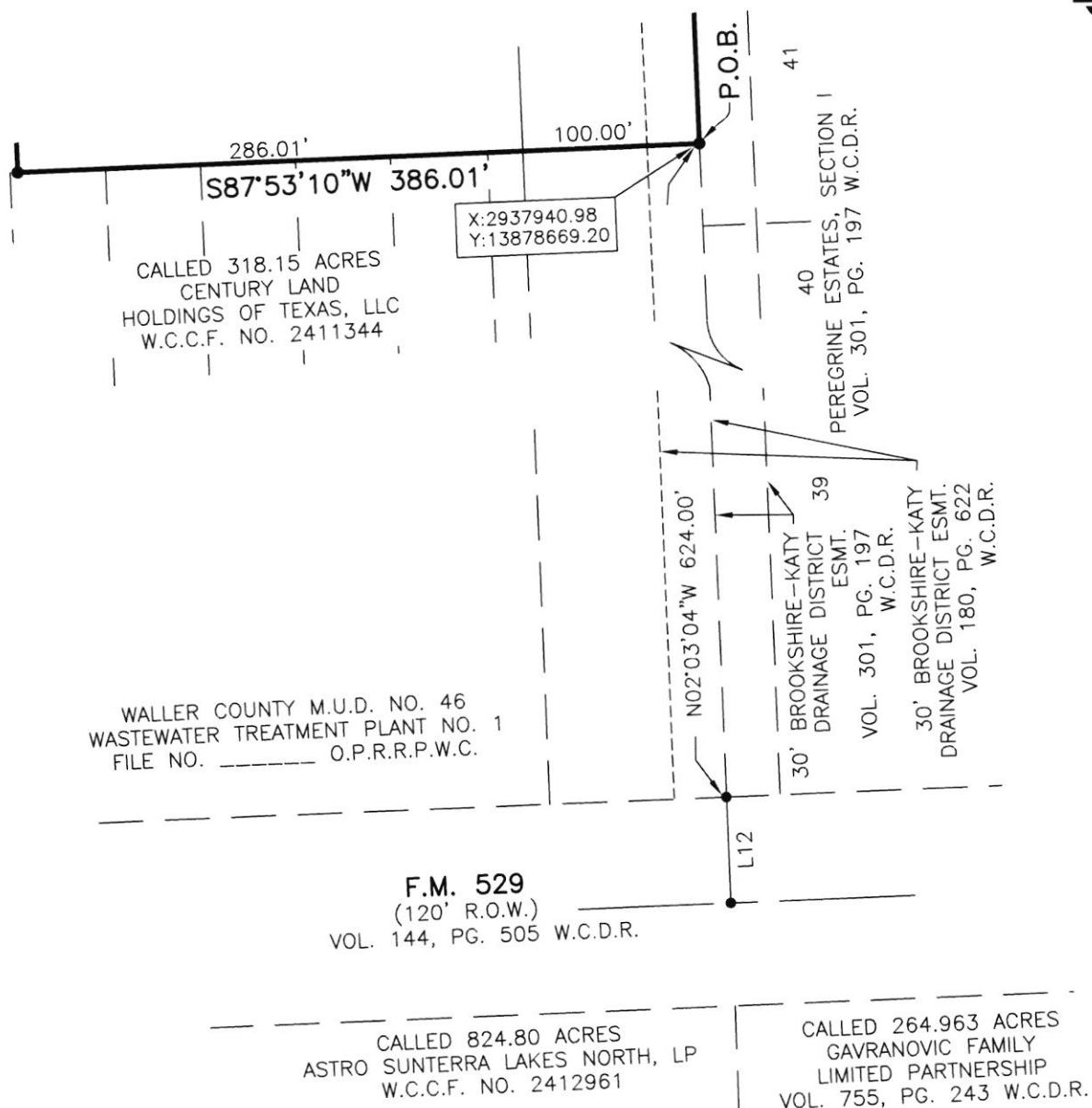
- 15) N 90°00'00" E, a distance of 602.02 feet to a point for corner;
- 16) S 56°23'09" E, a distance of 69.84 feet to a point for corner;
- 17) N 33°36'51" E, a distance of 798.47 feet to a point for corner;
- 18) N 34°25'28" E, a distance of 43.30 feet to the Northeast corner of this tract of land being in the East line of said 318.15 acre tract and the West line of said Peregrine Estates.
- 19) THENCE S 02°03'04" E, a distance of 1,563.78 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 23.39 acres (1,018,782 sq. ft.) of land.

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JOB NO. 231-060-30				
SHEET 7 OF 12				





SCALE: 1" = 100'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	93°37'41"	81.71'	N75°45'58"W	72.91'
C2	25.00'	30°27'58"	13.29'	S72°39'11"W	13.14'
C3	60.00'	85°27'29"	89.49'	N52°39'46"W	81.42'
C4	1030.00'	20°48'03"	373.94'	N10°39'41"E	371.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°06'50"W	157.00'
L2	S87°53'10"W	100.15'
L3	S61°02'53"W	24.52'
L4	N02°06'50"W	114.34'
L5	N55°52'28"W	112.59'
L6	S34°07'32"W	16.20'
L7	N56°18'22"W	163.89'
L8	N56°18'22"W	175.43'
L9	S56°23'09"E	69.84'
L10	N34°25'28"E	43.30'
L11	N33°36'51"E	54.26'
L12	S02°06'50"E	60.00'
L13	S34°45'18"W	594.21'
L14	S51°06'57"W	622.68'

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 8 OF 12

OWNER:  
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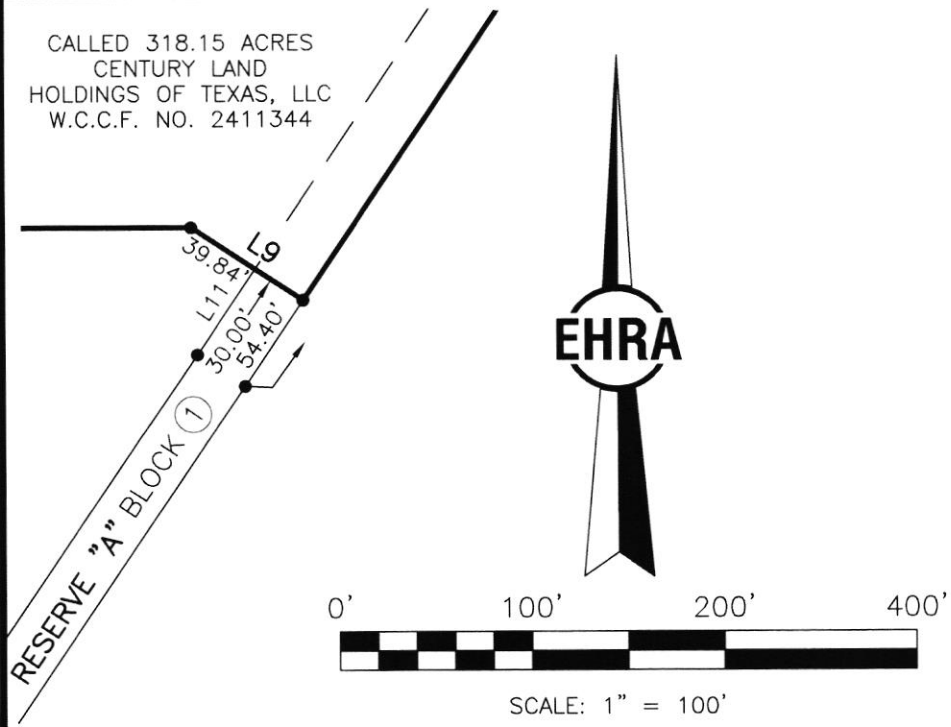
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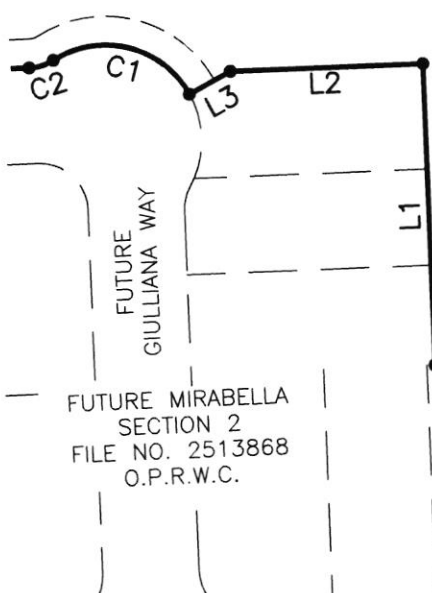
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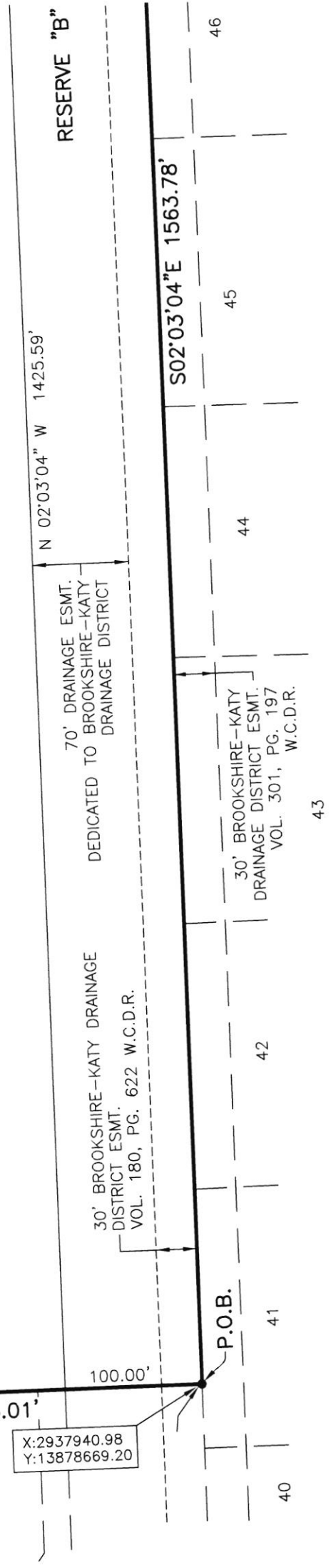
CALLED 318.15 ACRES  
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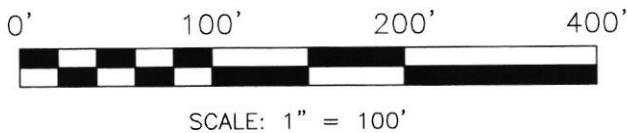


RESERVE "6"  
 BLOCK  
 ①

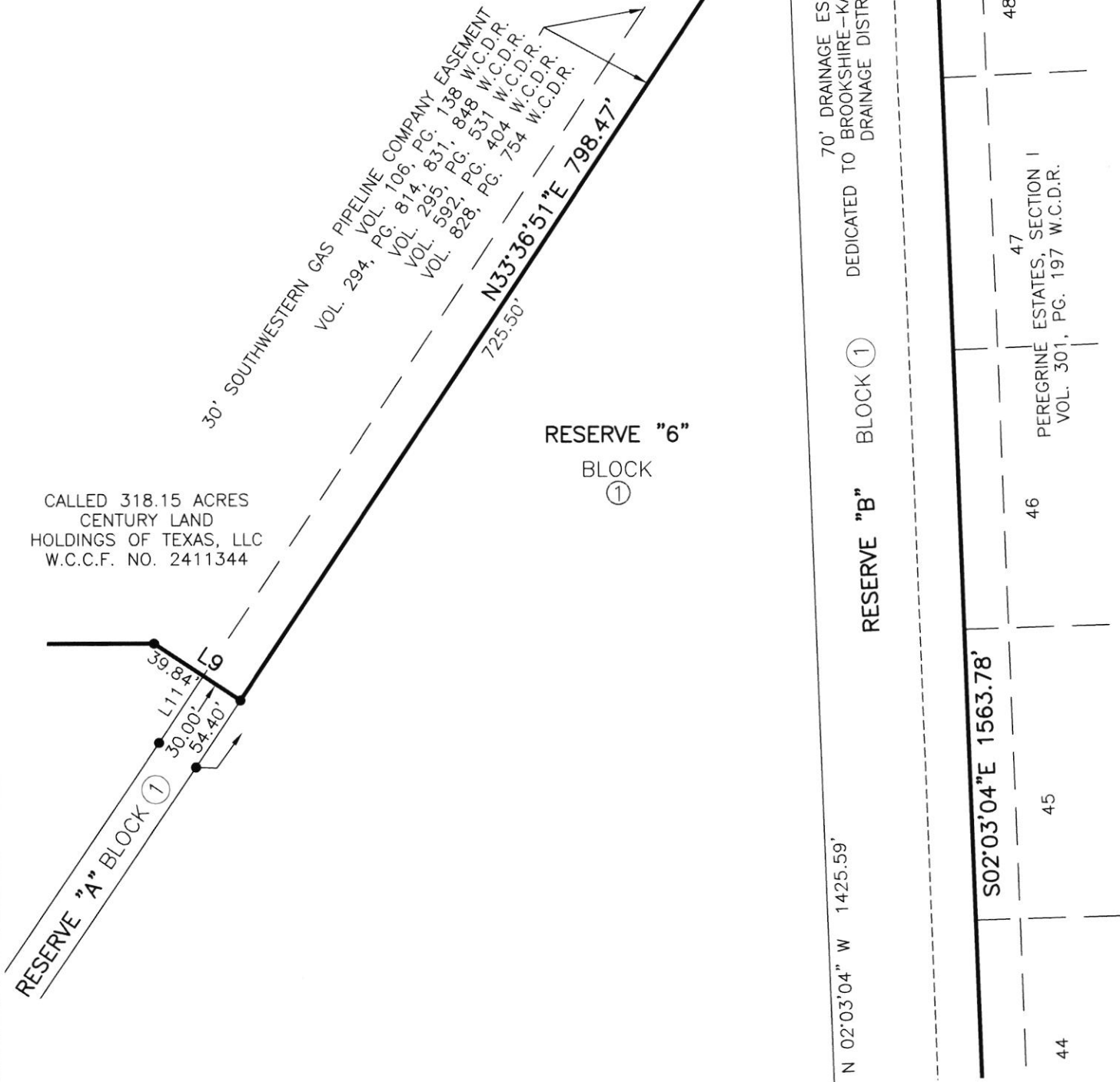


CALLED 318.15 ACRES  
 CENTURY LAND  
 HOLDINGS OF TEXAS, LLC  
 W.C.C.F. NO. 2411344





X:2937885.02  
Y:13880231.83



CALLED 318.15 ACRES  
CENTURY LAND  
HOLDINGS OF TEXAS, LLC  
W.C.C.F. NO. 2411344

RESERVE "6"  
BLOCK 1

RESERVE "B" BLOCK 1

S02°03'04"E 1563.78'

44

45

46

47

48

49

PEREGRINE ESTATES, SECTION 1  
VOL. 301, PG. 197 W.C.D.R.



ENGINEERING THE FUTURE  
SINCE 1936

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FINAL PLAT OF  
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BASIN 6



CALLED 318.15 ACRES  
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 HOLDINGS OF TEXAS, LLC  
 W.C.C.F. NO. 2411344

N90°00'00"E 602.02'

RESERVE "5 PHASE 1"  
 BLOCK ①

RESERVE "A" BLOCK ①

RESERVE "6"  
 BLOCK ①


30' SOUTHWESTERN GAS PIPELINE COMPANY EASEMENT  
 VOL. 106, PG. 138 W.C.D.R.  
 VOL. 294, PG. 814, 831, 848 W.C.D.R.  
 VOL. 295, PG. 531 W.C.D.R.  
 VOL. 592, PG. 404 W.C.D.R.  
 VOL. 828, PG. 754 W.C.D.R.

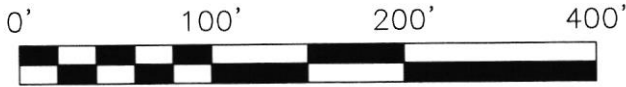
X:2937143.16  
 Y:13878802.84

EHRA



SCALE: 1" = 100'

NOVEMBER, 2025	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
JOB NO. 231-060-30				
SHEET 11 OF 12				



SCALE: 1" = 100'

MIRABELLA DETENTION BASIN 4  
FILE NO. 2509848 O.P.R.W.C.

FUTURE  
MIRABELLA DR

N90°00'00"E 602.02'

C4

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

CALLED 318.15 ACRES  
CENTURY LAND  
HOLDINGS OF TEXAS, LLC  
W.C.C.F. NO. 2411344

X:2936689.64  
Y:13879204.45

L8

FUTURE MIRABELLA  
SECTION 2  
FILE NO. 2513868 O.P.R.W.C.

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

C3

133.89'

L7

FUTURE  
SORIAH COURT

CALLLED 318.15 ACRES  
CENTURY LAND  
HOLDINGS OF TEXAS, LLC  
W.C.C.F. NO. 2411344

TEMPORARY 60'  
ACCESS EASEMENT  
W.C.C.F. NO. 2415126

FUTURE  
MIRABELLA DRIVE

TBM\_M1  
SEE DETAIL

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 12 OF 12

OWNER:  
CENTURY LAND HOLDINGS  
OF TEXAS, LLC,  
A COLORADO LIMITED  
LIABILITY COMPANY

FINAL PLAT OF  
MIRABELLA  
DETENTION BASIN 5  
PHASE 1 & DETENTION  
BASIN 6



ENGINEERING THE FUTURE  
SINCE 1936

10011 MEADOWGLEN LN  
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