

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

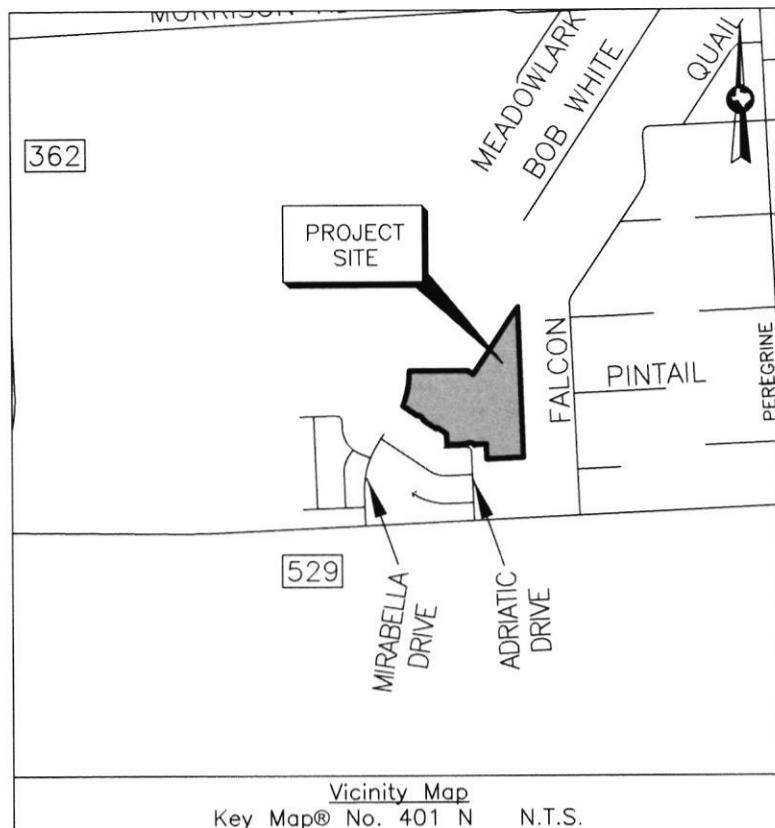
Date: December 10, 2025

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

STATE OF TEXAS

COUNTY OF WALLER

We, Century Land Holdings of Texas, LLC, a Colorado limited liability company, owner of the property subdivided in the above map of the MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6, 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.

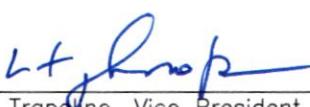
FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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 Century Land Holdings of Texas, LLC, a Colorado 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 _____, 202__.

OWNER

Century Land Holdings of Texas, LLC,
a Colorado limited liability company

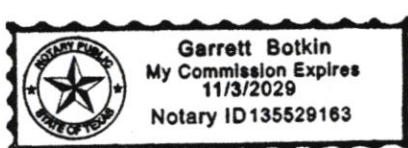
BY: 
Louis Trapolino, Vice President of Land
Century Land Holdings of Texas, LLC, a Colorado limited liability company

STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Louis Trapolino, Vice President of Land Century Land Holdings of Texas, LLC, a Colorado limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of November, 2025.




Notary Public in and for the State of Texas
My Commission expires: 11/03/2029

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 2 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



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

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

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.

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	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300 ENGINEERING THE FUTURE SINCE 1936
JOB NO. 231-060-30			
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. Kelsay*

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



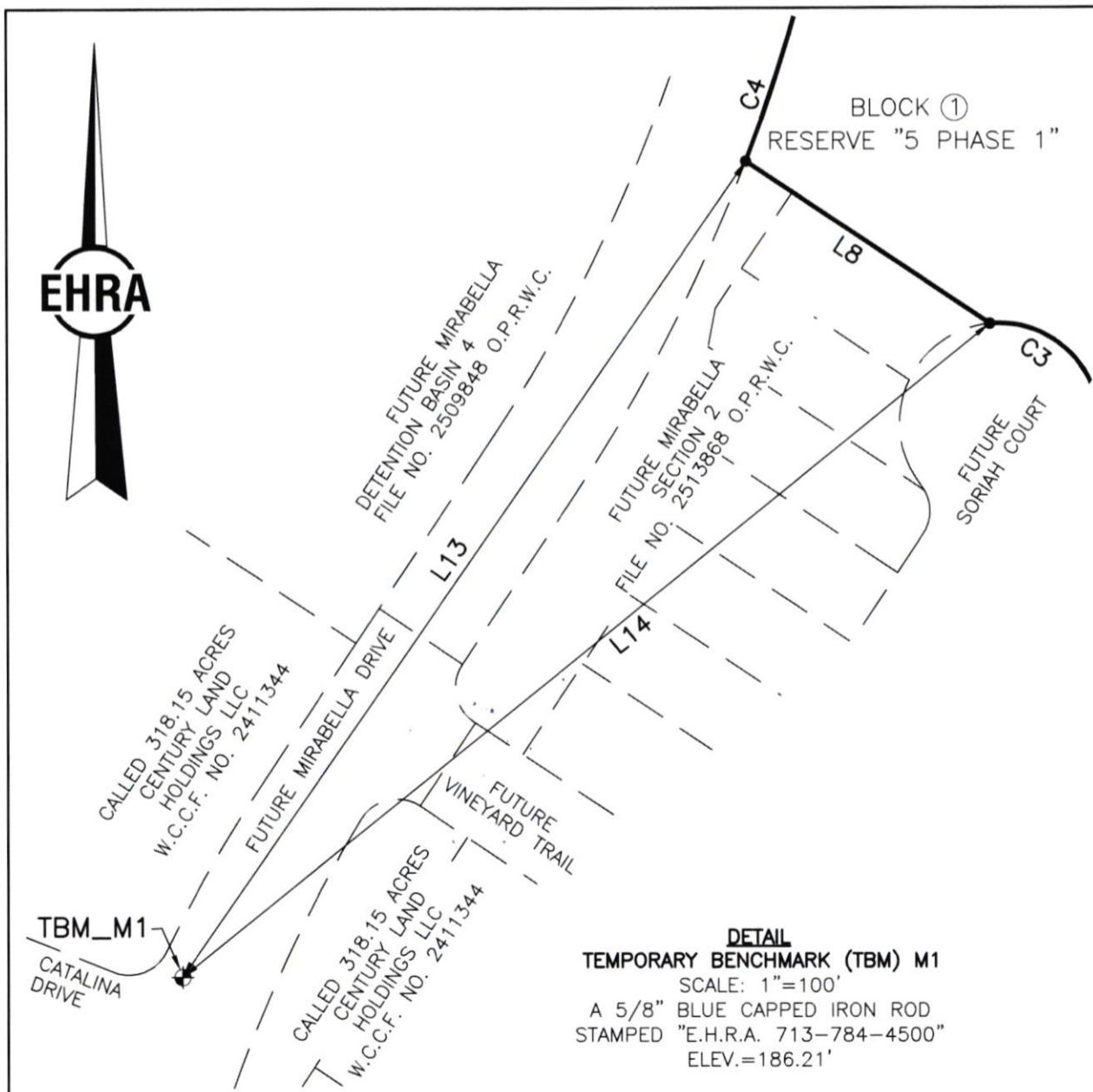
STATE OF TEXAS

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

Denice Ann Street
Notary Public in and for the State of Texas
My Commission expires: 01/30/2027



NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 4 OF 12

OWNER:
CENTURY LAND HOLDINGS
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FINAL PLAT OF
MIRABELLA
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BASIN 6



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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) 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).

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 5 OF 12

OWNER:
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FINAL PLAT OF
MIRABELLA
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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.

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 6 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



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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.

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 7 OF 12

OWNER:
CENTURY LAND HOLDINGS
OF TEXAS, LLC,
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LIABILITY COMPANY

FINAL PLAT OF
MIRABELLA
DETENTION BASIN 5
PHASE 1 & DETENTION
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TBPE No. F-726
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0' 100' 200' 400'



SCALE: 1" = 100'



286.01' S87°53'10" W 386.01

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

X:2937940.98
Y:13878669.20

WALLER COUNTY M.U.D. NO. 46
WASTEWATER TREATMENT PLANT NO. 1
FILE NO. _____ O.P.R.R.P.W.C.

F.M. 529
(120' R.O.W.)
VOL. 144, PG. 505 W.C.D.R.

— — — — —
CALLED 824.80 ACRES
ASTRO SUNTERRA LAKES NORTH, LP
W.C.C.F. NO. 2412961

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

VOL. 301, PG. 12,
W.C.D.R.
30' BROOKSHIRE-KATY
DRAINAGE DISTRICT ESMT.
VOL. 180, PG. 622
W.C.D.R.

CALLED 264.963 ACRES
GAVRANOVIC FAMILY
LIMITED PARTNERSHIP
VOL. 755, PG. 243 W.C.D.R.

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

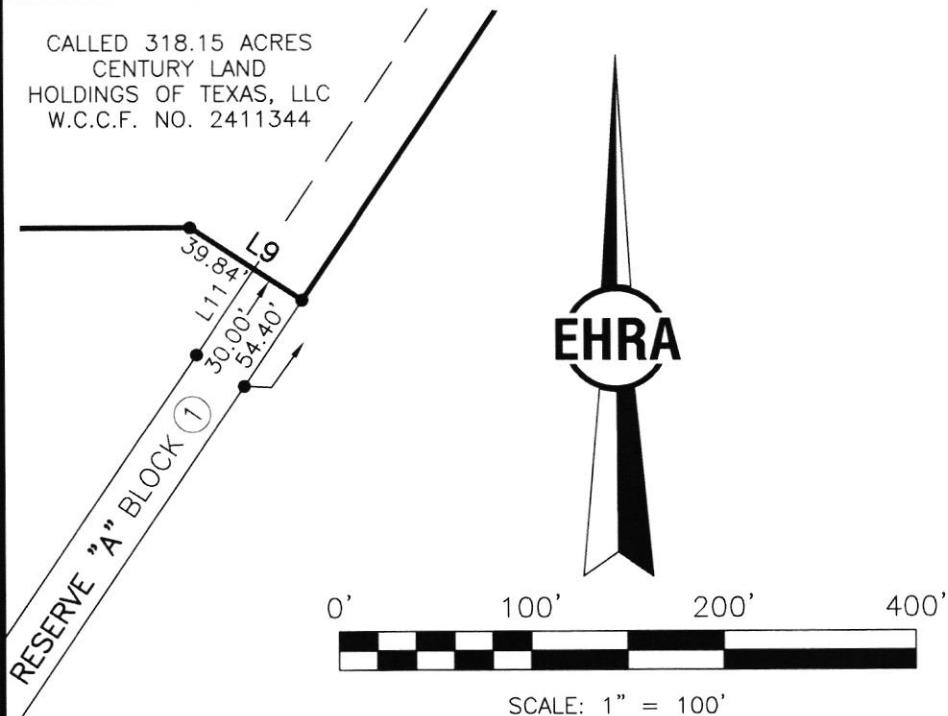
FINAL PLAT OF
MIRABELLA
DETENTION BASIN 5
PHASE 1 & DETENTION
BASIN 6



ENGINEERING THE FUTURE
SINCE 1926

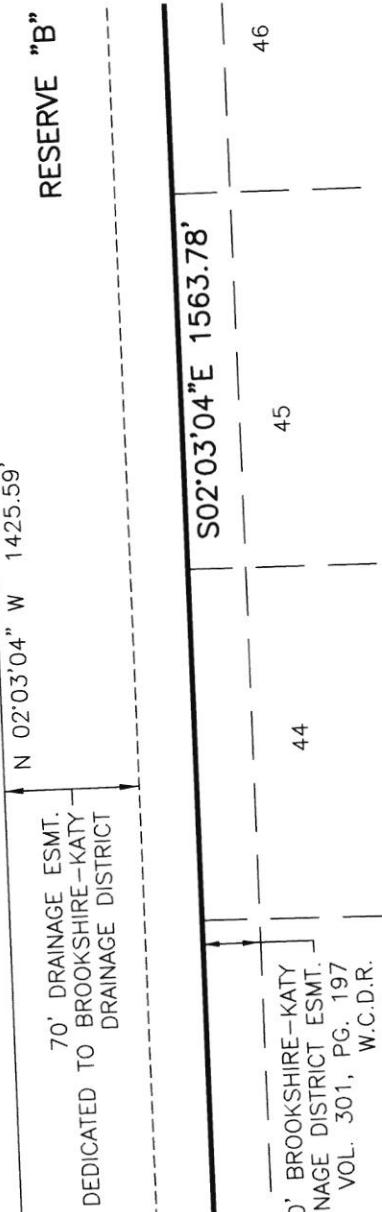
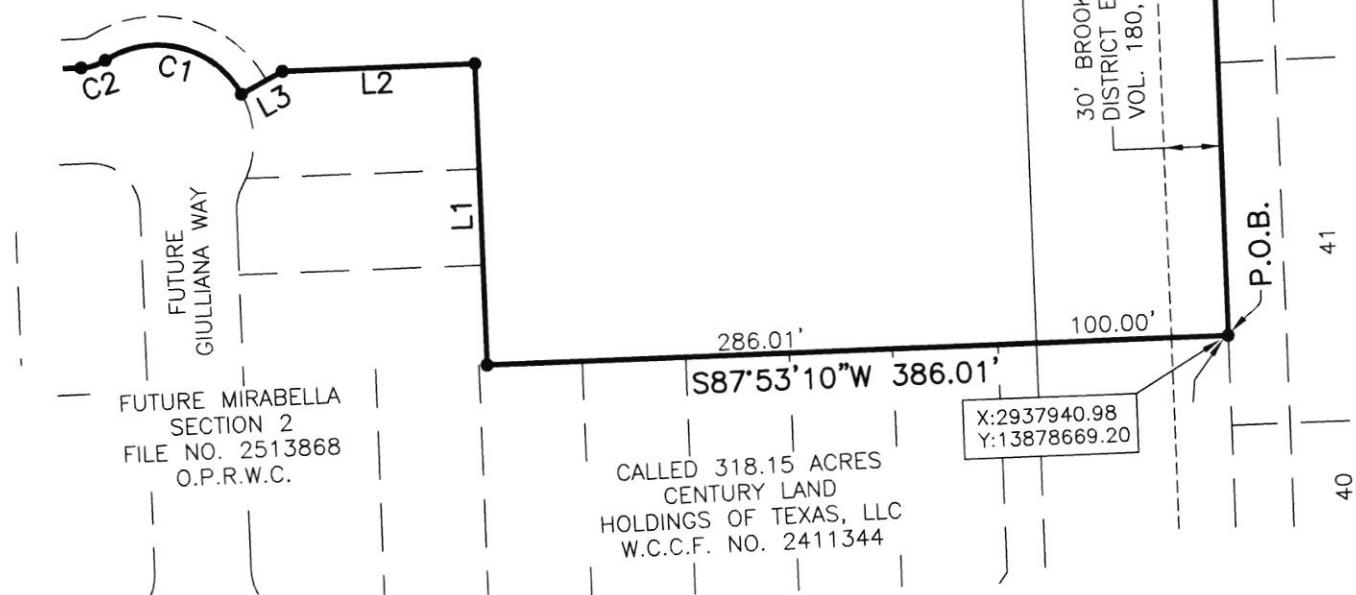
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

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



RESERVE "6"

BLOCK
①



43

NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 9 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

EHRA

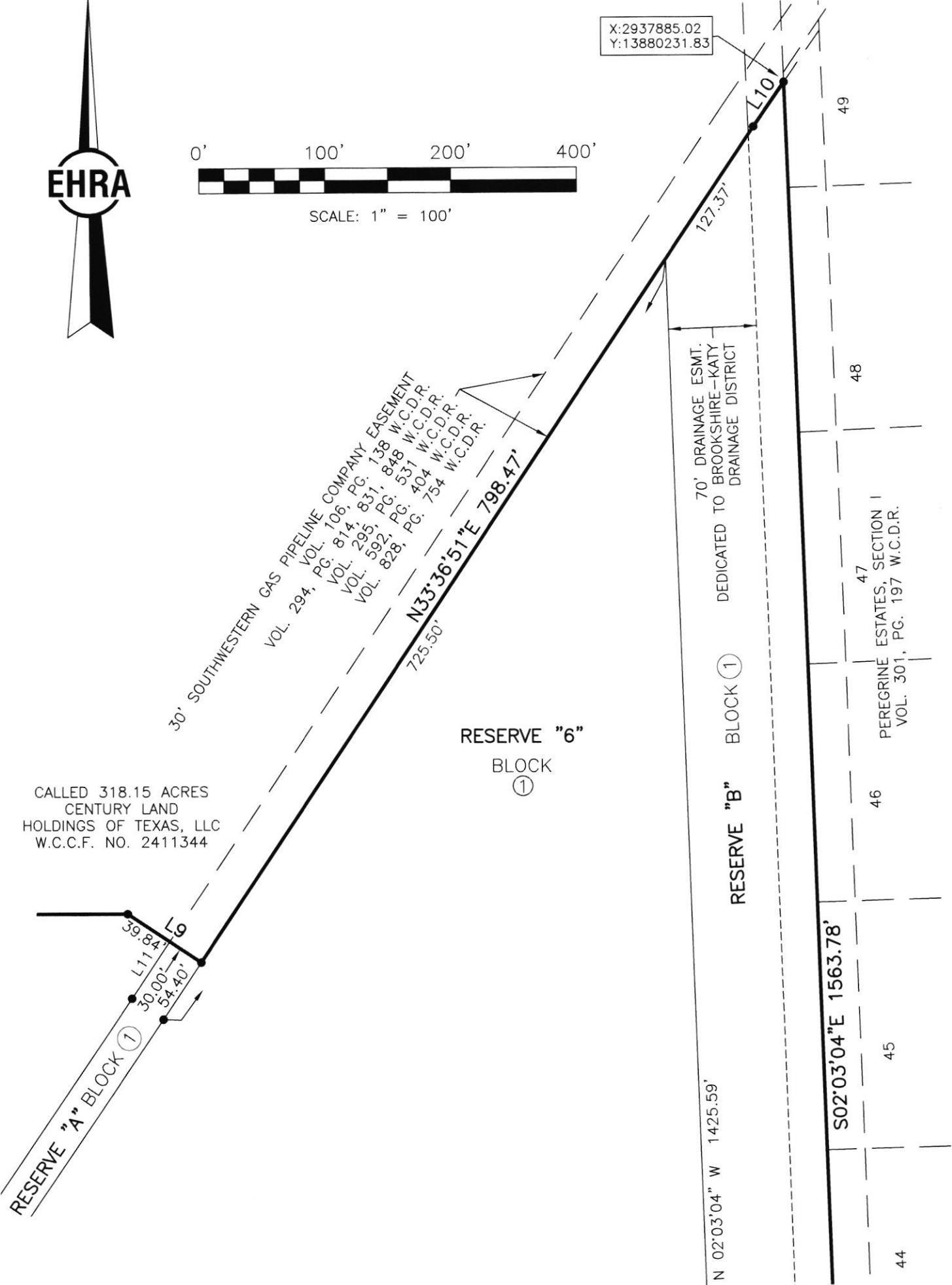
ENGINEERING THE FUTURE
SINCE 1936

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

 EHRA

0' 100' 200' 400'
SCALE: 1" = 100'

X:2937885.02
Y:13880231.83



NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 10 OF 12

OWNER:
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LIABILITY COMPANY

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

 EHRA
ENGINEERING THE FUTURE
SINCE 1936

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WWW.EHRA.TEAM
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CALLED 318.15 ACRES
CENTURY LAND
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
S 34°07'32" E 627.20'
S 34°07'32" W 610.90'
30' VOL. 106 PG. 138 GAS PIPELINE COMPANY EASEMENT
30' VOL. 294 PG. 814 W.C.D.R.
30' VOL. 295 PG. 531 W.C.D.R.
30' VOL. 592 PG. 404 W.C.D.R.
30' VOL. 828 PG. 754 W.C.D.R.

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

15' B.L./P.U.E.
C3
133.89'
L7
30.00'
L6 L5

RESERVE "6"
BLOCK
①

15' B.L./P.U.E.
S87°53'10"W 201.74' C2
C1
L3

X:2937143.16
Y:13878802.84



0' 100' 200' 400'

SCALE: 1" = 100'

NOVEMBER, 2025
JOB NO. 231-060-30

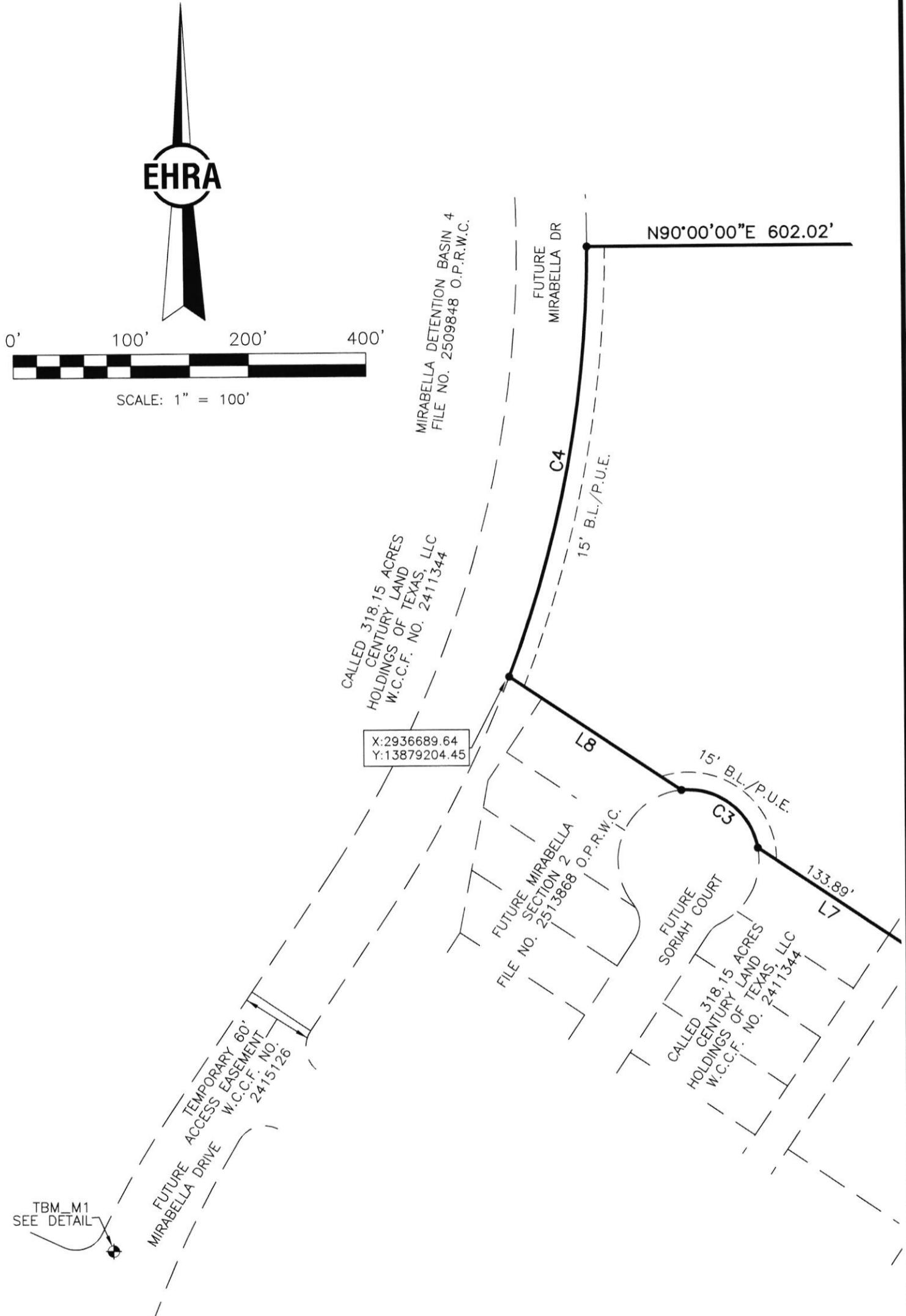
OWNER:
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FINAL PLAT OF
MIRABELLA
DETENTION BASIN 5
PHASE 1 & DETENTION
BASIN 6

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SHEET 11 OF 12

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NOVEMBER, 2025

JOB NO. 231-060-30

SHEET 12 OF 12

OWNER:
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FINAL PLAT OF
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