

WALLER COUNTY

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



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 3

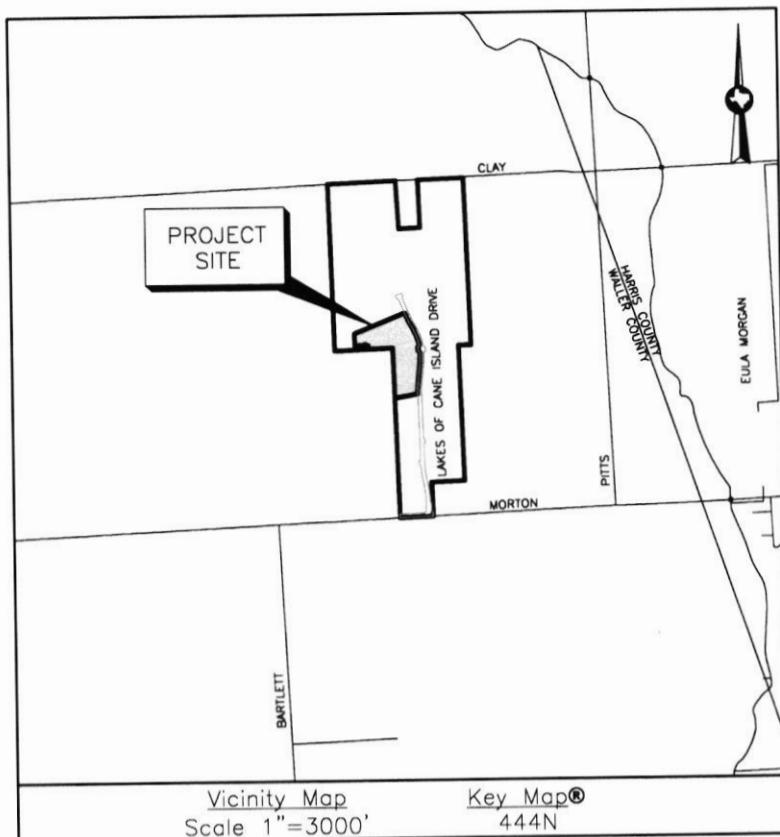
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Section 3 which consists of 15.14 acres will include 62 Lots, 2 Blocks and 5 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 3

BEING A SUBDIVISION OF 15.14 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

62 LOTS, 2 BLOCKS, 5 RESERVES

OWNER

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

NOVEMBER, 2025

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 1 OF 18

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

LAKES OF CANE ISLAND
SECTION 3



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 Lee Jones, Senior Vice President of Land 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 Section 3, 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 19th 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:

Lee Jones
Senior Vice President of Land

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 2 OF 18

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LAKES OF CANE ISLAND
SECTION 3



ENGINEERING THE FUTURE

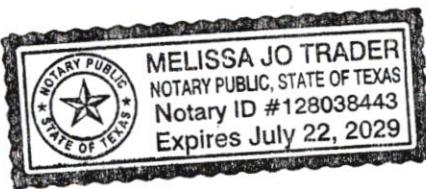
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF TEXAS

COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of November, 2025.



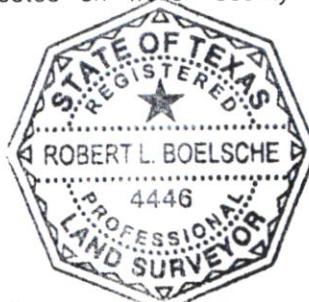
Melissa Jo Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

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

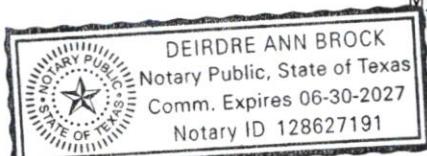
STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of November, 2025.

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



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

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 3 OF 18

OWNERS:
PHOU - CANE
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LAKES OF CANE ISLAND
SECTION 3



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BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-21

APPROVED BY THE BOARD OF SUPERVISORS ON

07/29/2025

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 plot has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025.

, A.D. at _____ o'clock _____ M., in File No. _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 4 OF 18

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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 Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 3
BEING 15.14 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 15.14 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 CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 15.14 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 "MAG" nail called for and found in the northerly line of that certain tract of land called 23.5782 acres as described in the deed recorded under Volume 995, Page 420-W.C.D.R. marking the southwesterly corner of the said 178.71 acre tract and the southeasterly corner of that certain tract of land called 0.9103 acres as described in the deed recorded under File No. 601133-W.C.D.R., being in the apparent southerly line of the H. & T. C. R.R. Survey, Section 127, Abstract 205 and being generally along the centerline of Morton Road (based on a width of 60 feet as monumented and occupied);

THENCE, North 01°53'03" West, along the westerly line of the said 178.71 acre tract common to the said 0.9103 acre tract and that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651-W.C.D.R. for a distance of 1,860.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 5 OF 18

OWNERS:
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LAKES OF CANE ISLAND
SECTION 3



ENGINEERING THE FUTURE

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TBPE No. F-726
TBPELS No. 10092300

(1) THENCE, North 01°53'03" West, continuing along a westerly line of the said 178.71 acre tract common to the said 28.455 acres for a distance of 785.76 feet to a 1/2-inch iron rod called for and found marking on "L" corner of said 178.71 acre tract and the northeasterly corner of the aforementioned 28.455 acre tract;

(2) THENCE, South 87°55'00" West, continuing along a southerly line of the said 178.71 acre tract common to the said 28.455 acres for a distance of 377.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, North 02°05'00" West, for a distance of 55.02 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 to the right;

(4) THENCE, in a northwesterly direction along the arc of said non-tangent curve to the right having a radius of 60.00 feet, a central angle of 52°36'42", an arc length of 55.09 feet, and a chord bearing of North 64°25'16" West, for a distance of 53.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 51°53'05" West, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, South 87°55'00" West, for a distance of 141.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, North 02°05'00" West, for a distance of 183.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, North 68°18'39" East, for a distance of 325.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, North 67°29'26" East, for a distance of 521.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, South 22°01'05" East, for a distance of 37.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(11) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 680.00 feet, a central angle of 07°22'38", an arc length of 87.55 feet, and a chord bearing of South 25°42'24" East, for a distance of 87.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(12) THENCE, South 29°23'43" East, 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;

(13) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 19°10'30", an arc length of 257.69 feet, and a chord bearing of South 19°48'27" East, for a distance of 256.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

(14) THENCE, in a southwesterly direction along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 98°08'12", an arc length of 42.82 feet, and a chord bearing of South 38°50'54" West, for a distance of 37.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(15) THENCE, South 02°05'00" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(16) THENCE, North 87°55'00" East, for a distance of 7.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(17) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°34'53", an arc length of 39.09 feet, and a chord bearing of South 47°17'34" East, for a distance of 35.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

(18) THENCE, in a southerly direction along the arc of said compound curve to the right having a radius of 770.00 feet, a central angle of 08°41'48", an arc length of 116.87 feet, and a chord bearing of South 01°50'46" West, for a distance of 116.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(19) THENCE, South 06°11'40" West, for a distance of 371.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(20) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,230.00 feet, a central angle of 07°39'45", an arc length of 164.49 feet, and a chord bearing of South 02°21'48" West, for a distance of 164.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

(21) THENCE, South 79°21'53" West, for a distance of 359.21 feet to the POINT OF BEGINNING and containing 15.14 acres of land.

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 6 OF 18

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

LAKES OF CANE ISLAND
SECTION 3



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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:

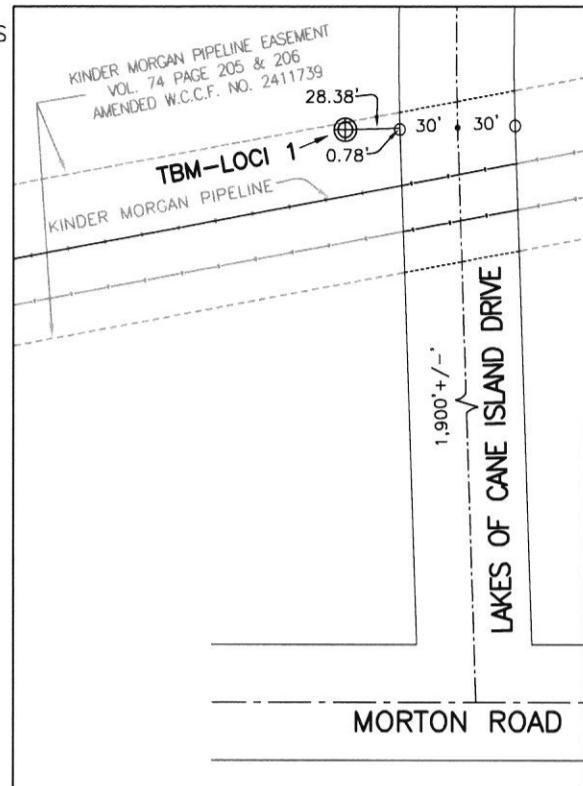
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

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.



NOVEMBER, 2025

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SHEET 7 OF 18

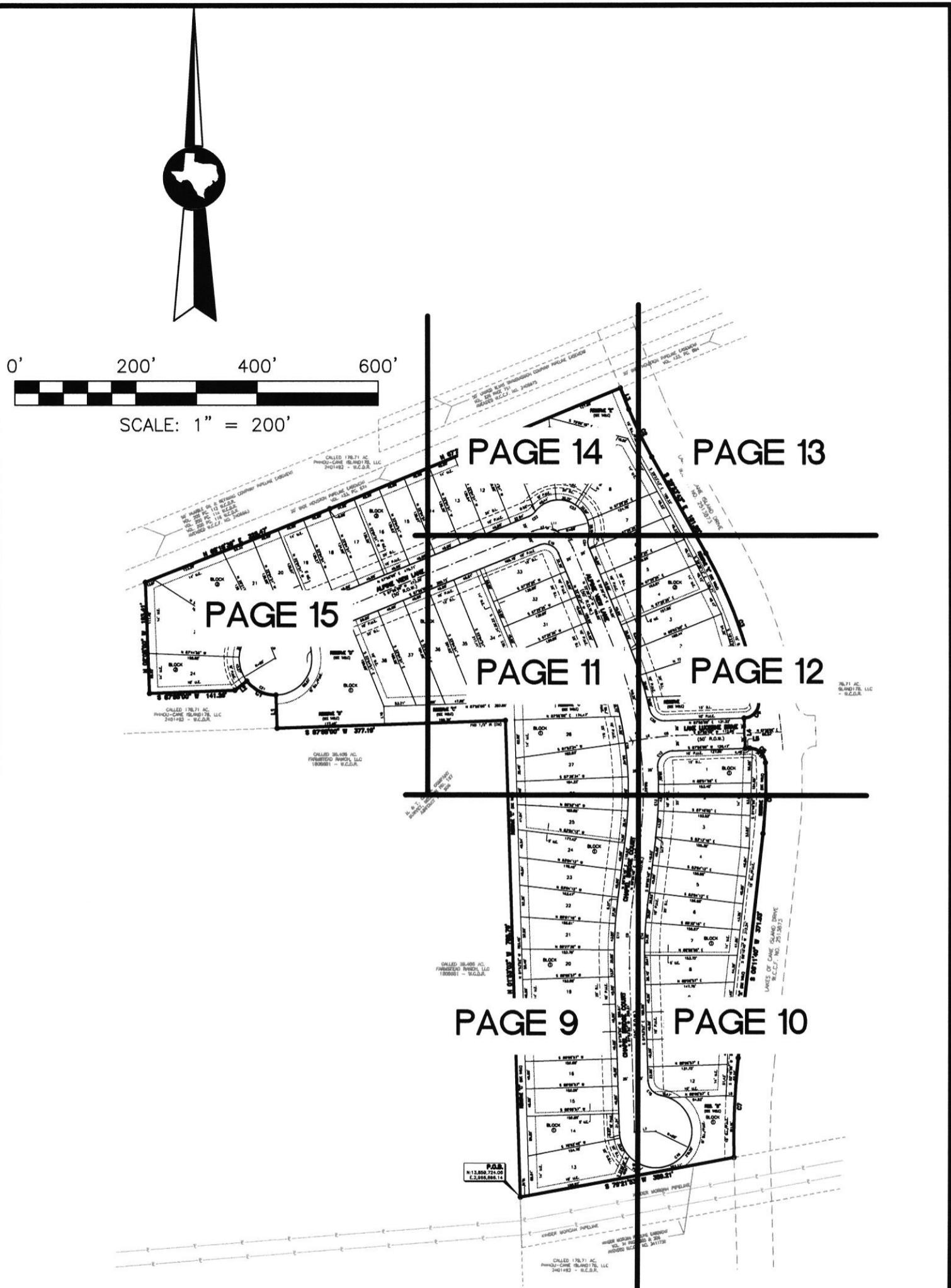
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SHEET 8 OF 18

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CALLED 28.455 AC.
FARMSTEAD RANCH, LLC
1508651 - W.C.D.R.

N 01°53'03" W 785.76'

RESERVE "C" (SEE TABLE)

P.O.B.
N:13,859,724.06
E.2,966,696.14

KINDER MORGAN PIPELINE

CALLED 178.71 AC.
PHHOU-CANE ISLAND178, LLC
2401492 - W.C.D.R.

KINDER MORGAN PIPELINE EASEMENT
VOL 74 PAGE 205 & 206
AMENDED W.C.C.F. NO. 2411739

0' 60' 120' 180'

SCALE: 1" = 60'

JOB NO. 231 068 03

JOB NO. 231-068-03

SHEET 9 OF 18

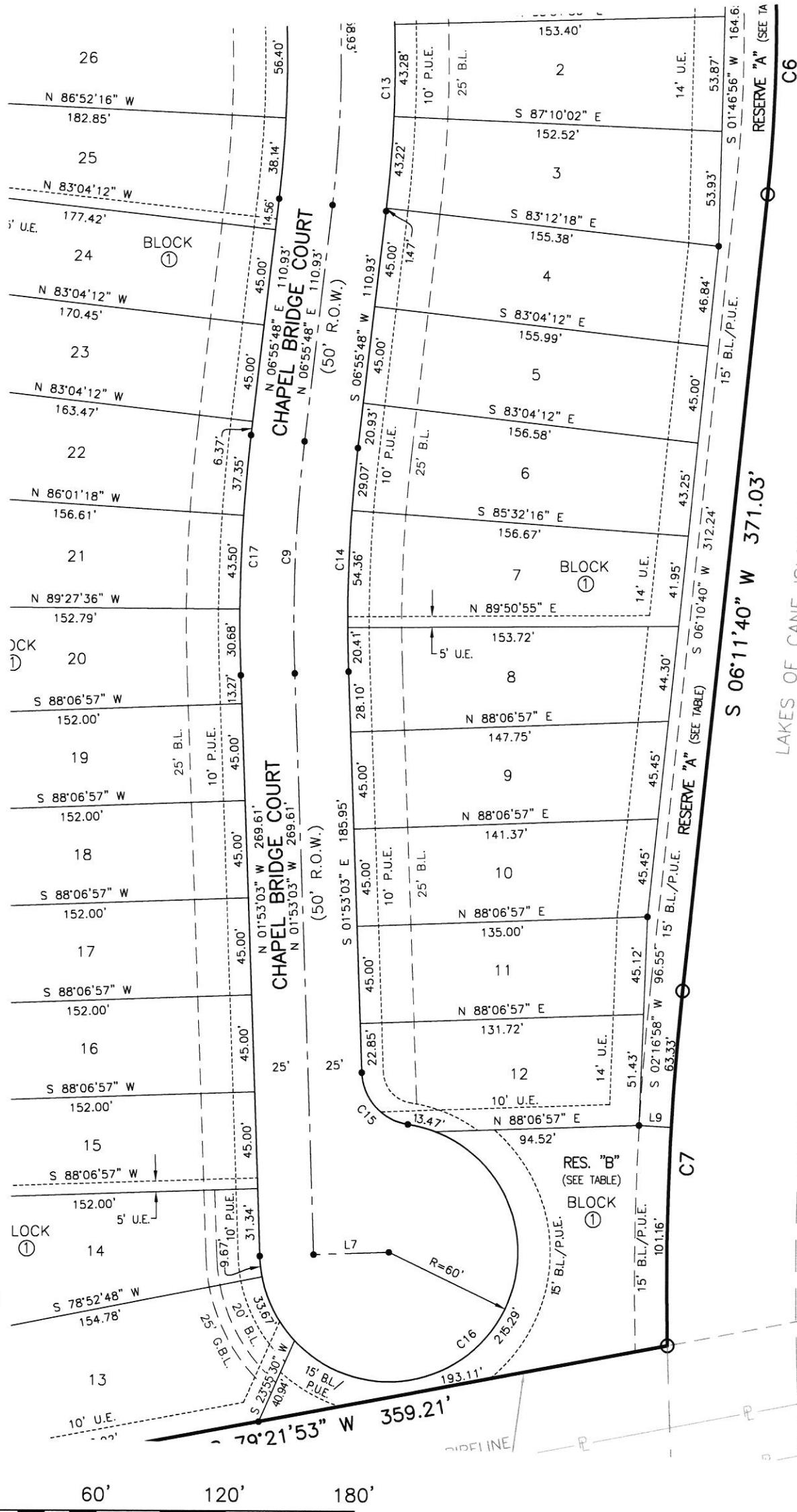
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Environ Monit Assess (2009) 152:101–110

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0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025

SHEET 10 OF 18

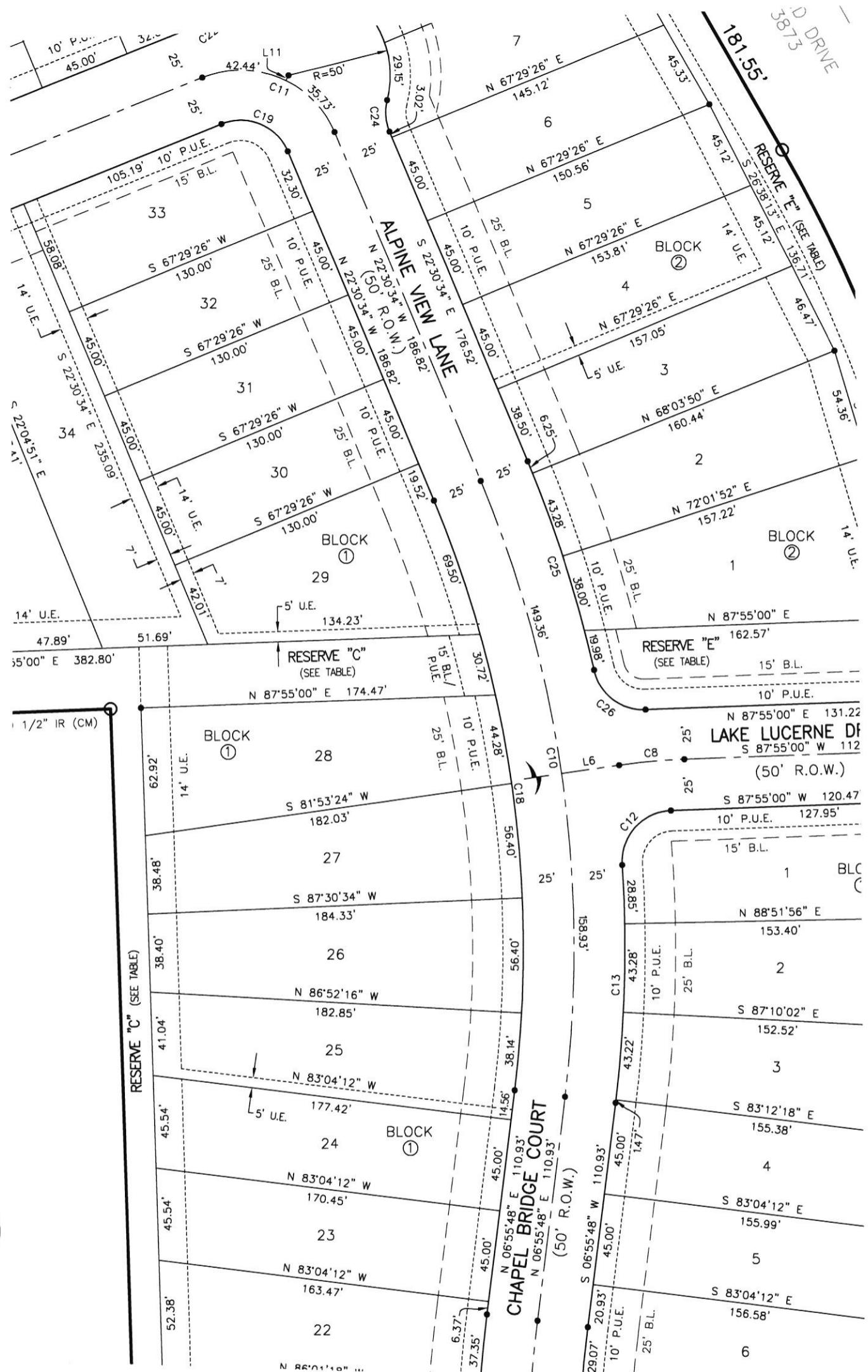
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0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025

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SHEET 11 OF 18

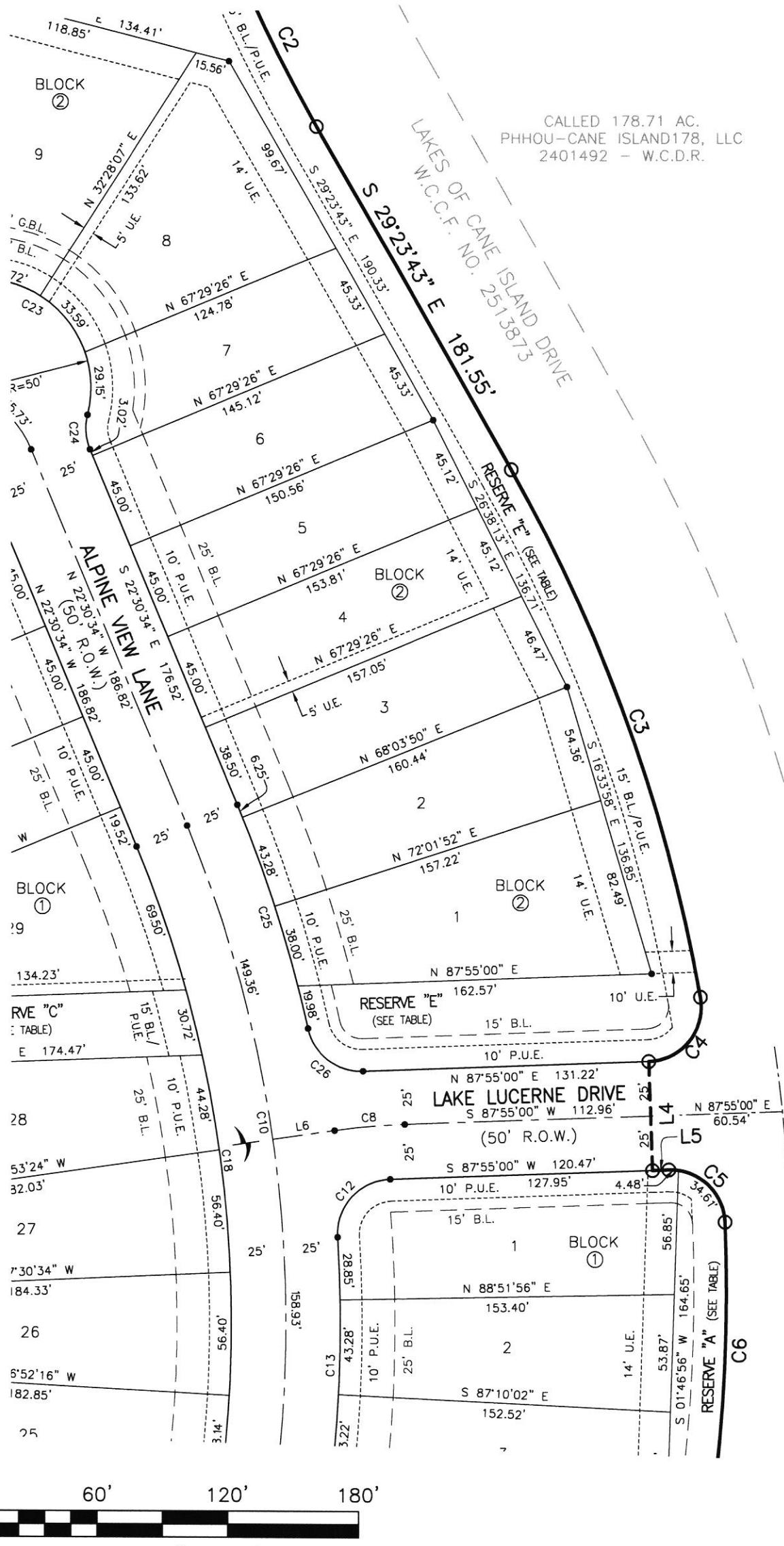
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NOVEMBER 2025

JOB NO. 231-068-03

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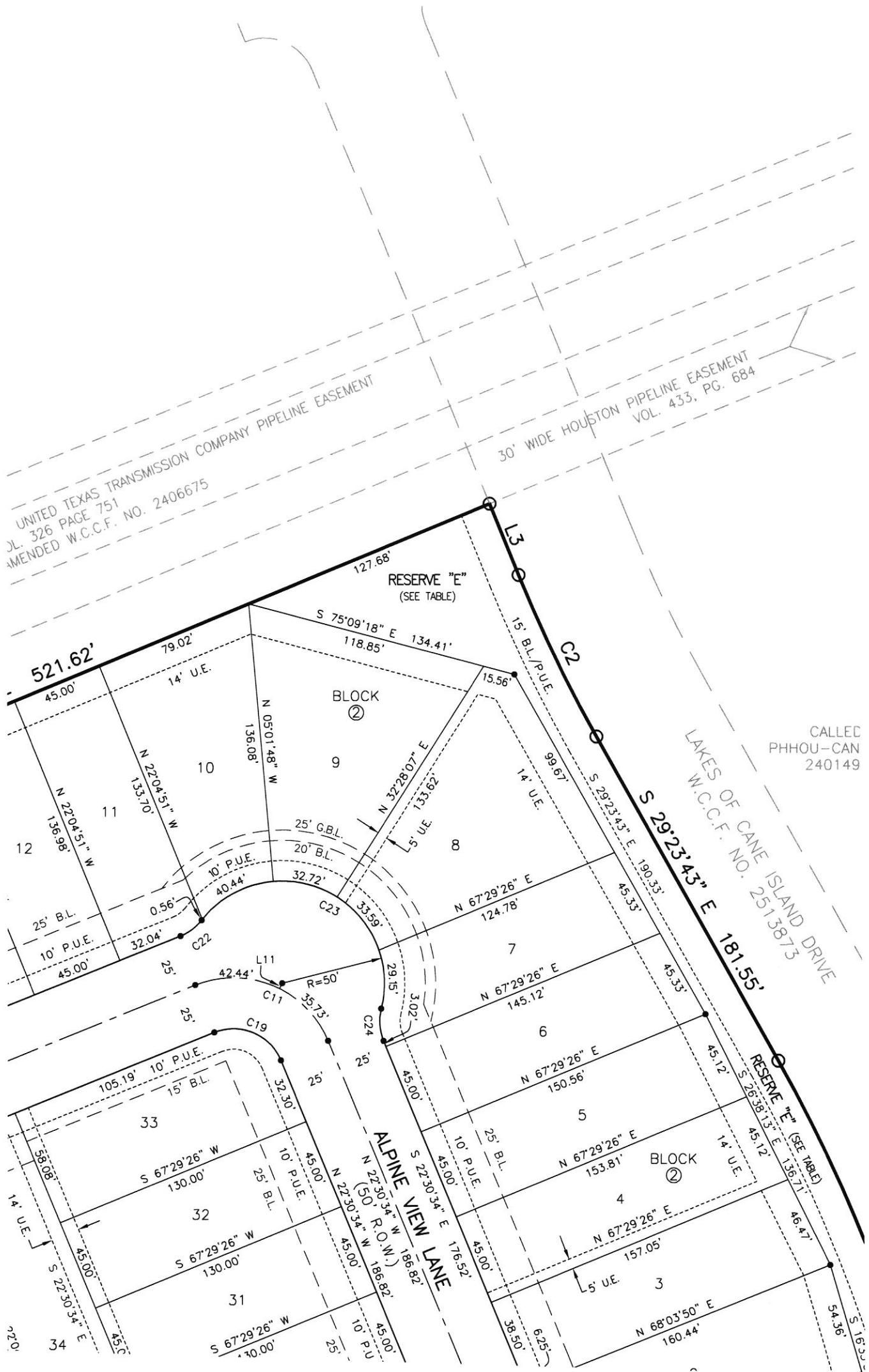
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 3



ENGINEERING THE FUTURE

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



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025

JOB NO. 231-068-03

SHEET 13 OF 18

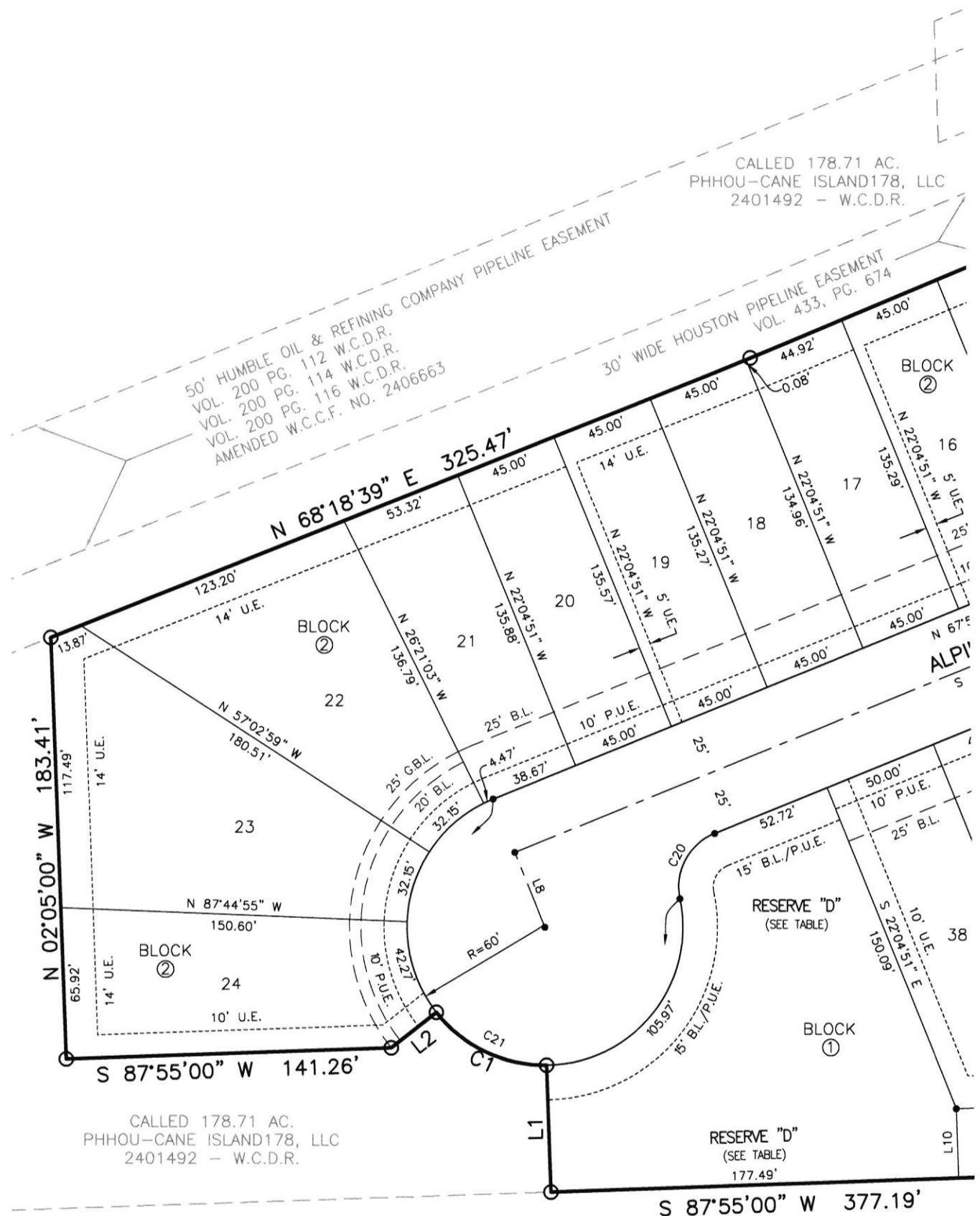
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0° 60° 120° 180°

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NOVEMBER, 2025	OWNERS: PHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-03			
SHEET 15 OF 18			

NOTES:

(1) AC. indicates Acres
A.E. indicates Aerial Easement
B.L. indicates Building Line
CM indicates Controlling Monument
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
G.B.L. indicates Garage Building Line
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius
RES. indicates Reserve
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records

indicates change in street name

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

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

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

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

(6) Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

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

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

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

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

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

(13) A subdivision variance has been approved to allow minimum centerline radius of a local street 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 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) The proposed land uses for Lakes of Cane Island Section 3 shall consist of residential, right-of-way, parkland, landscape, and open space.

(16) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns, or successors.

(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.

(18) This plat is subject to a Blanket Easement for Certain Utilities granted to CenterPoint Energy under W.C.C.F No. 2508337.

NOVEMBER, 2025

JOB NO. 231-068-03

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°05'00" W	55.02'
L2	S 51°53'05" W	25.00'
L3	S 22°01'05" E	37.59'
L4	S 02°05'00" E	50.00'
L5	N 87°55'00" E	7.48'
L6	S 81°45'12" W	28.68'
L7	S 88°06'57" W	35.00'
L8	S 22°04'51" E	35.00'
L9	S 86°45'20" E	15.00'
L10	S 02°05'00" E	30.00'
L11	N 26°32'51" E	2.95'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.09'	52°36'42"	N 64°25'16" W	53.18'
C2	680.00'	87.55'	7°22'38"	S 25°42'24" E	87.49'
C3	770.00'	257.69'	19°10'30"	S 19°48'27" E	256.49'
C4	25.00'	42.82'	98°08'12"	S 38°50'54" W	37.77'
C5	25.00'	39.09'	89°34'53"	S 47°17'34" E	35.23'
C6	770.00'	116.87'	8°41'48"	S 01°50'46" W	116.76'
C7	1230.00'	164.49'	7°39'45"	S 02°21'48" W	164.37'
C8	300.00'	32.27'	6°09'48"	S 84°50'06" W	32.26'
C9	700.00'	107.69'	8°48'51"	N 02°31'23" E	107.58'
C10	600.00'	308.29'	29°26'22"	N 07°47'23" W	304.91'
C11	50.00'	78.17'	89°34'17"	N 67°17'42" W	70.45'
C12	25.00'	40.01'	91°41'44"	S 42°04'08" W	35.87'
C13	625.00'	116.82'	10°42'32"	S 01°34'32" W	116.65'
C14	675.00'	103.84'	8°48'51"	S 02°31'23" W	103.74'
C15	25.00'	34.83'	79°50'09"	S 41°48'07" E	32.08'
C16	60.00'	272.10'	259°50'09"	S 48°11'53" W	92.04'
C17	725.00'	111.53'	8°48'51"	N 02°31'23" E	111.42'
C18	575.00'	295.44'	29°26'22"	N 07°47'23" W	292.20'
C19	25.00'	39.08'	89°34'17"	N 67°17'42" W	35.22'
C20	25.00'	34.83'	79°50'09"	S 28°00'05" W	32.08'
C21	60.00'	272.10'	259°50'09"	N 61°59'55" W	92.04'
C22	25.00'	13.06'	29°55'35"	N 52°57'22" E	12.91'
C23	50.00'	136.46'	156°22'04"	S 63°49'24" E	97.88'
C24	25.00'	16.09'	36°52'12"	S 04°04'28" E	15.81'
C25	625.00'	107.51'	9°51'22"	S 17°34'53" E	107.38'
C26	25.00'	34.66'	79°25'49"	S 52°22'06" E	31.95'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,542	0.2650
B	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,010	0.2298
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,362	0.5363
D	DRAINAGE, RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,594	0.4498
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,936	0.5265
TOTAL		87,444	2.0074

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)	

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