

# WALLER COUNTY

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



## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval- Lakes of Cane Island Section 4

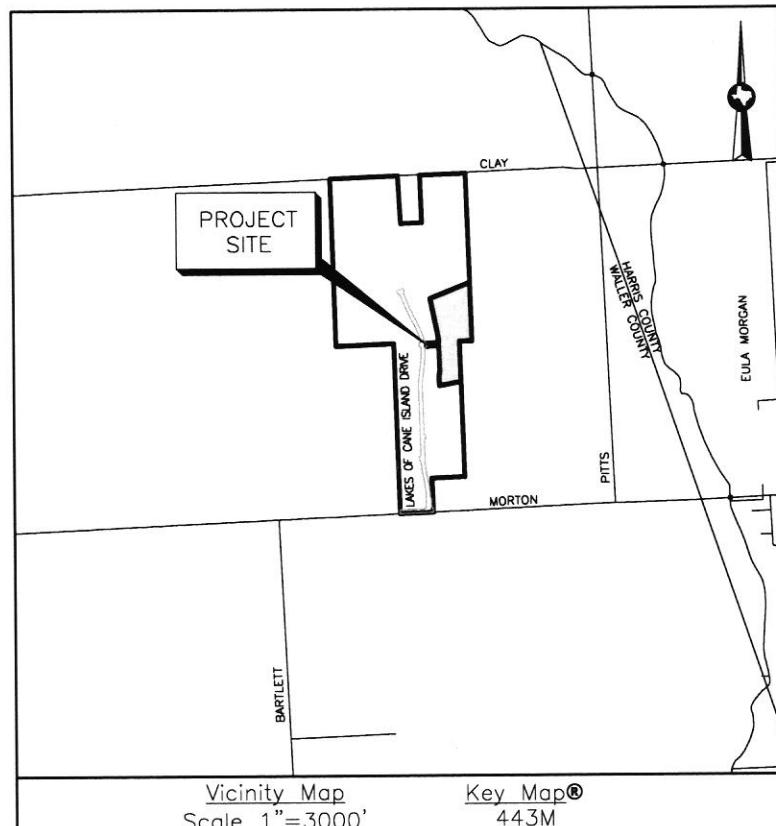
**Date:** December 10, 2025

### **Background**

Final Plat of Lakes of Cane Island Section 4 which consists of 15.76 acres will include 58 Lots, 2 Blocks and 6 Reserves in Precinct 4.

### **Staff Recommendation**

Approve Plat and accept Construction Bond



# FINAL PLAT OF LAKES OF CANE ISLAND SECTION 4

BEING A SUBDIVISION OF 15.76 ACRES OF LAND  
LOCATED IN THE H. & T. C. R.R. CO. SURVEY  
SECTION 127, ABSTRACT NO. 205  
WALLER COUNTY, TEXAS.

58 LOTS, 2 BLOCKS, 6 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. 231-068-04
SHEET 1 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



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, 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 4, 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 19<sup>th</sup> day of November, 20\_\_\_\_.

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. 231-068-04

SHEET 2 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

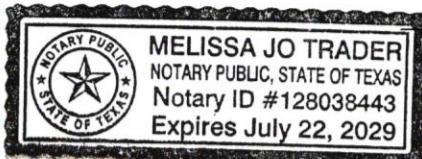
10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRA.TEAM  
TBPE No. F-726  
TBPELS No. 10092300

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.



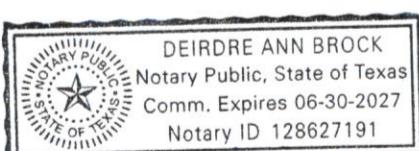
*Robert L. Boelsche*  
Robert L. Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

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: 06/30/2027

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plot 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. 231-068-04

SHEET 3 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-22

APPROVED BY THE BOARD OF SUPERVISORS ON

07-29-2025

DATE

Walter E. Smith  
PRESIDENT

Debbie Hollan  
SECRETARY

John D. McCall  
DISTRICT ENGINEER

The above have signed these plans and /or plot 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 plots 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 plot 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. 231-068-04
SHEET 4 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
  - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
  - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid PHHOU-Cane Island 178, LLC, a Texas 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.

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 5 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION  
 LAKES OF CANE ISLAND SECTION 4  
 BEING 15.76 ACRES  
 LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,  
 SECTION NO. 127, ABSTRACT NO. 205  
 WALLER COUNTY, TEXAS

DESCRIPTION OF A 15.76 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 PHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 15.76 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):

BEGINNING at a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of Lakes of Katy (a subdivision as per plat recorded in Volume 823, Page 575-W.C.D.R.) marking the southerly common corner of the said 178.71 acre tract and August Lakes Section 1 (a subdivision as per plat recorded under File No. 201502916-W.C.C.F.)

(1) THENCE, South 88°01'56" West, along the common line of the said Lakes of Katy subdivision and said 178.71 acre tract for a distance of 197.17 feet to a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found marking the northwest corner of said Lakes of Katy subdivision and an "L" corner of said 178.71 acre tract;

(2) THENCE, South 01°53'03" East, continuing along said common line of Lakes of Katy and 178.71 acre tract for a distance of 631.37 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;

(3) THENCE, South 79°21'53" West, departing the common line of said Lakes of Katy and said 178.71 acre tract for a distance of 340.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

(4) THENCE, North 04°28'12" West, for a distance of 126.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, North 06°57'38" East, for a distance of 108.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, North 01°53'03" West, for a distance of 388.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, South 87°55'00" West, for a distance of 189.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, North 02°05'00" West, 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;

(9) THENCE, North 87°55'00" East, for a distance of 192.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, North 06°48'24" West, for a distance of 97.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 11°08'30" West, for a distance of 55.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, North 11°41'44" West, for a distance of 546.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

(13) THENCE, North 67°56'14" East, for a distance of 670.81 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly common line of the aforementioned 178.71 acre tract and that certain tract of land called 54.863 acres described under File No. 2212790-W.C.D.R.;

(14) THENCE, South 01°53'23" East, along the common line of said the aforementioned August Lakes Section 1 and the aforementioned 178.71 acre tract for a distance of 910.63 feet to the POINT OF BEGINNING and containing 15.76 Acres of land.

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 6 OF 17

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

LAKES OF CANE ISLAND  
 SECTION 4



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

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

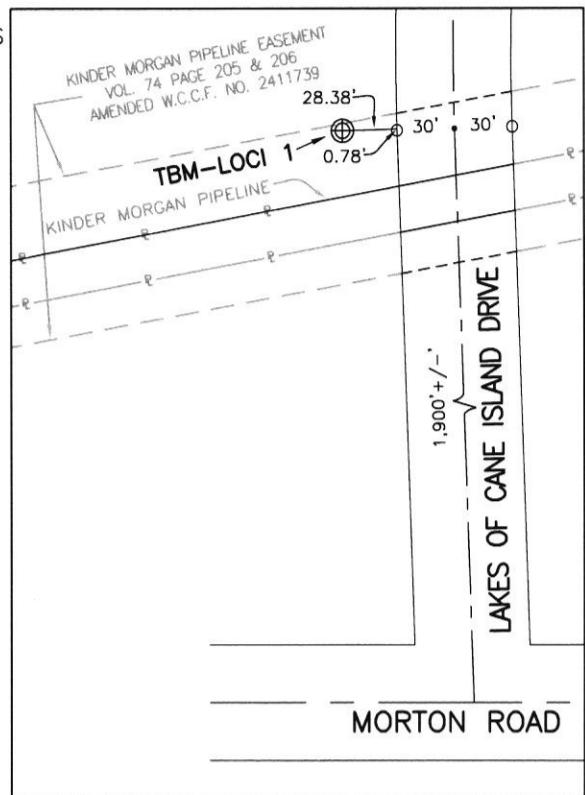
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

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

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

ELEV.= 156.70 FEET  
NAVD 1988, 2001 ADJUSTED.



NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 7 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4

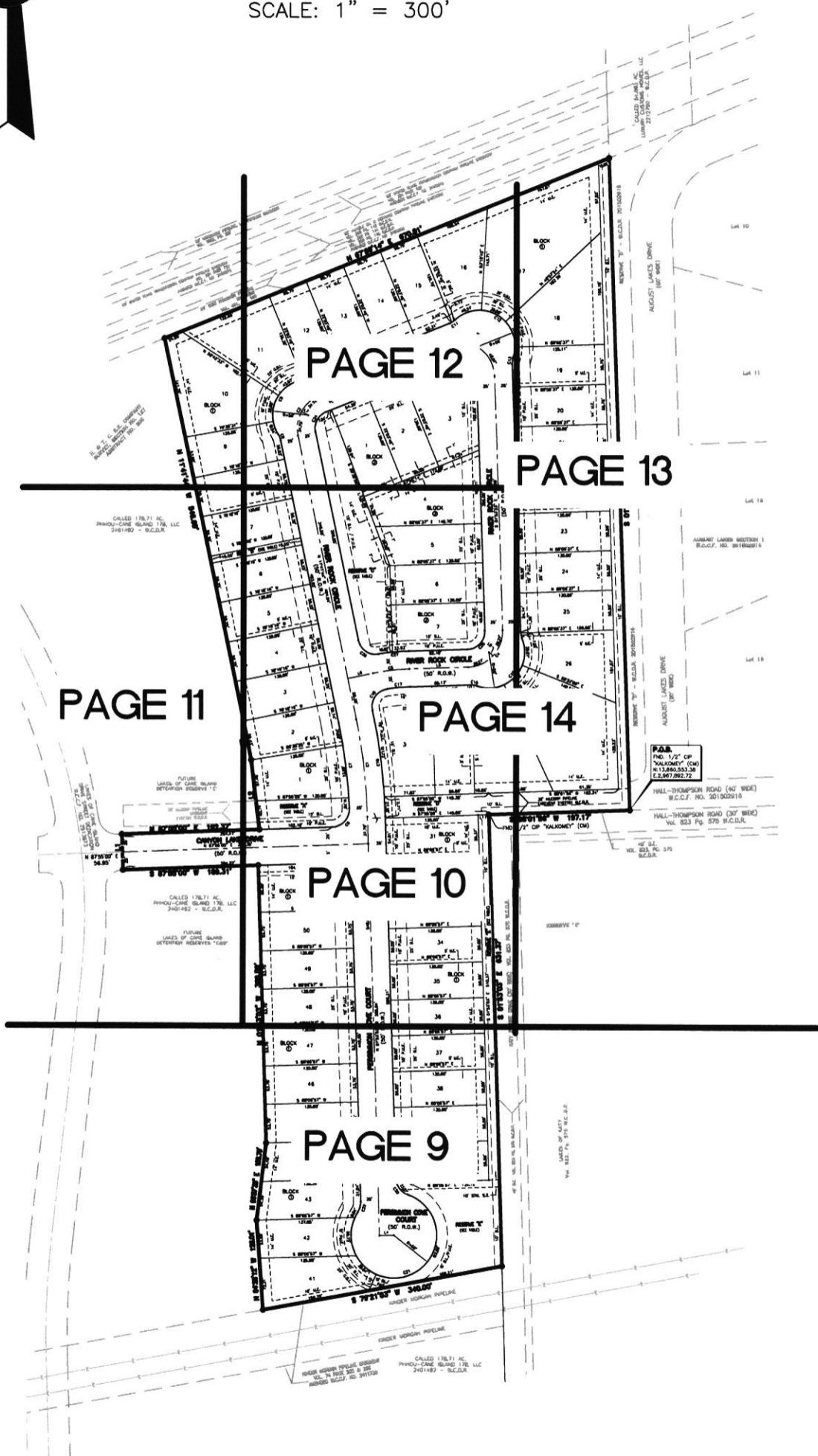


10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300



0' 300' 600' 900'

SCALE: 1" = 300'



NOVEMBER, 2025

JOB NO. 231-068-04

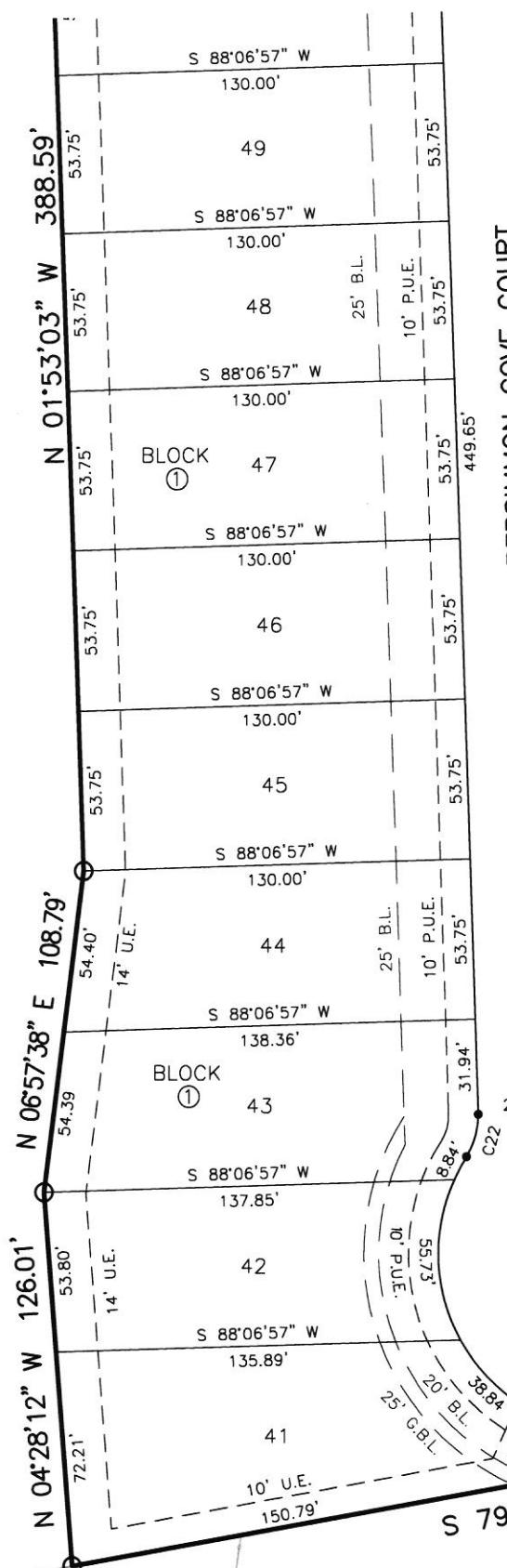
SHEET 8 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



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



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

CALLED 178.71 AC.  
PHOU-CANE ISLAND 178, LLC  
2401492 - W.C.D.R.

SCALE: 1" = 60'

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 9 OF 17

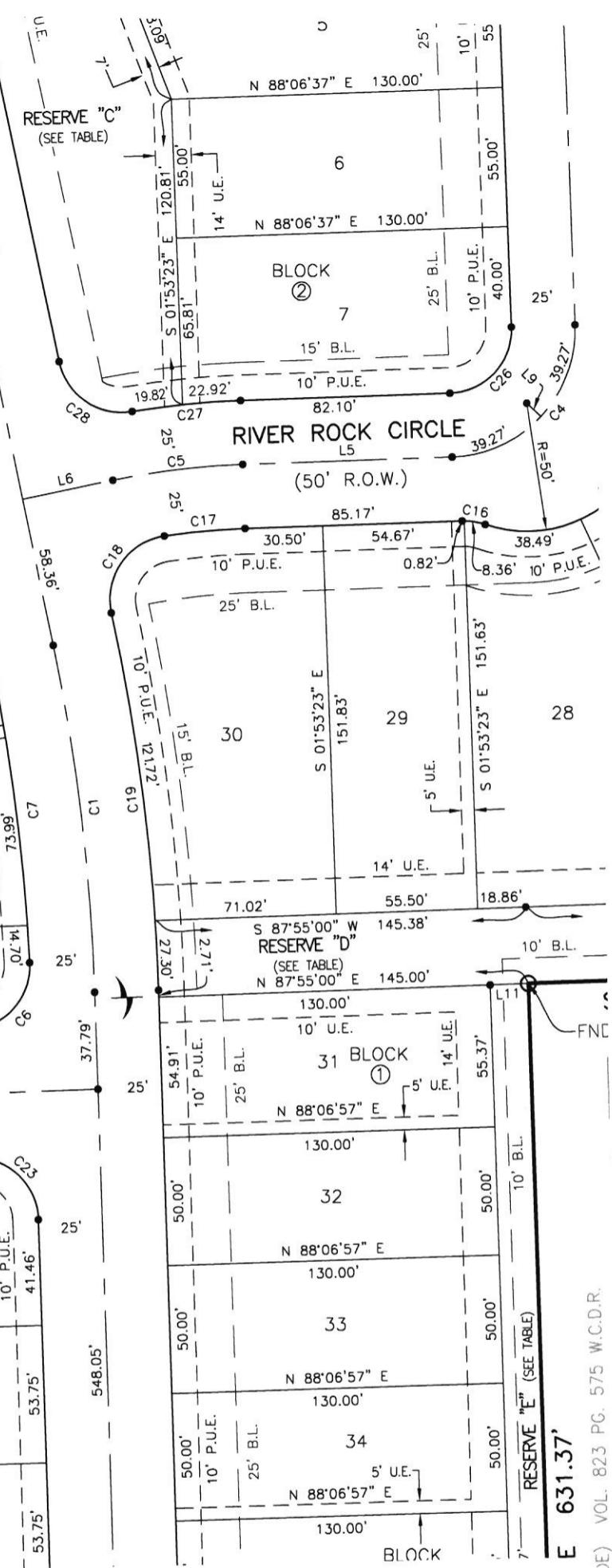
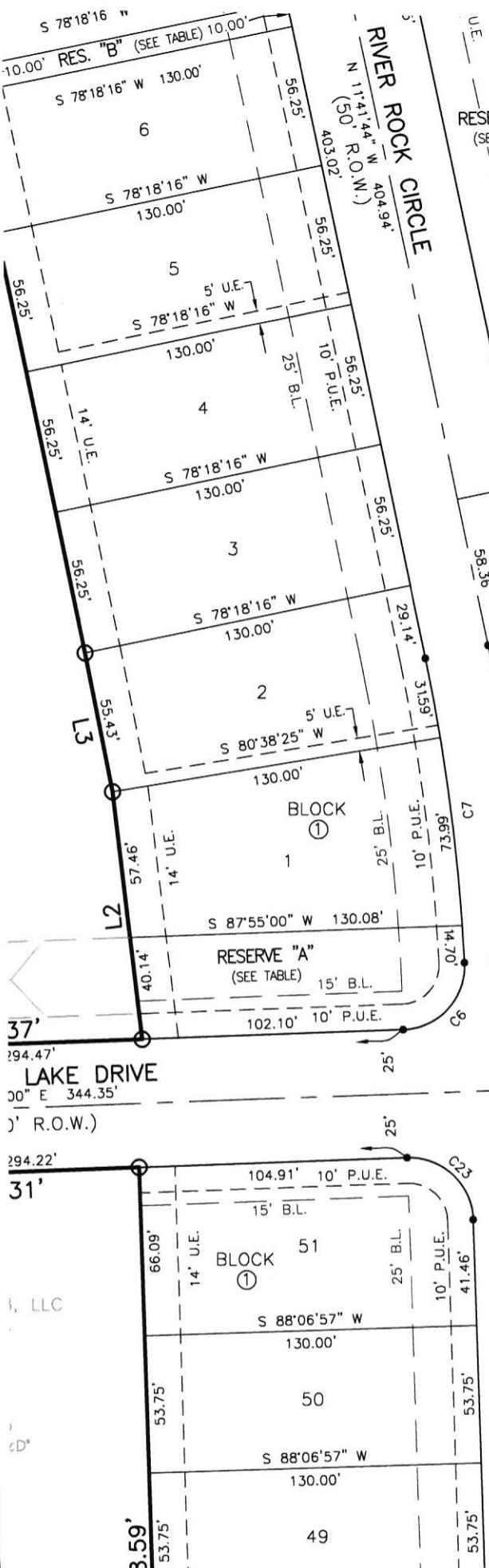
OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300



E 631.37'  
(E) VOL. 823 PG. 575 W.C.D.R.

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



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 11 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

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

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

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



0' 60' 120' 180'

SCALE: 1" = 60'

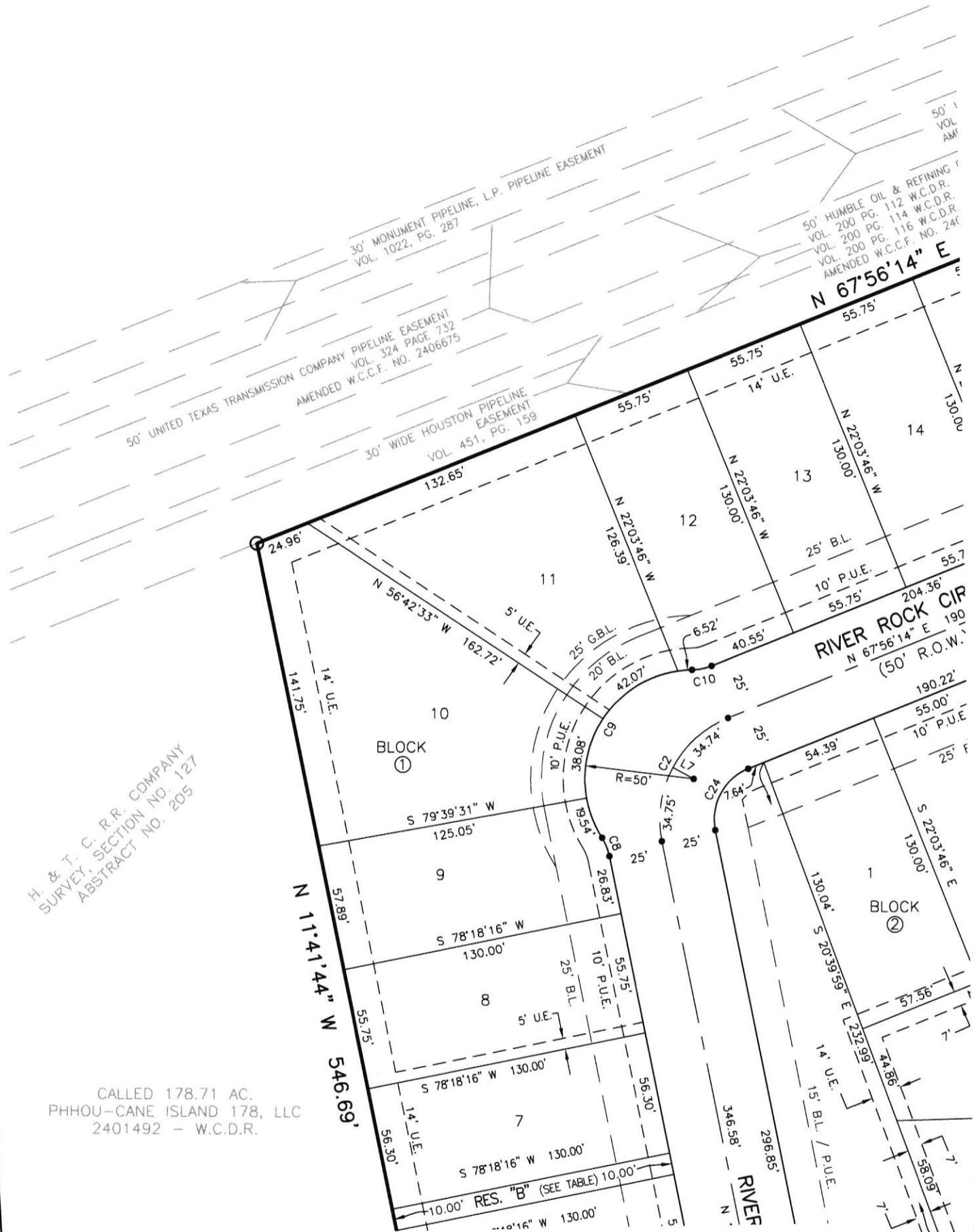
NOVEMBER, 2025
JOB NO. 231-068-04
SHEET 12 OF 17

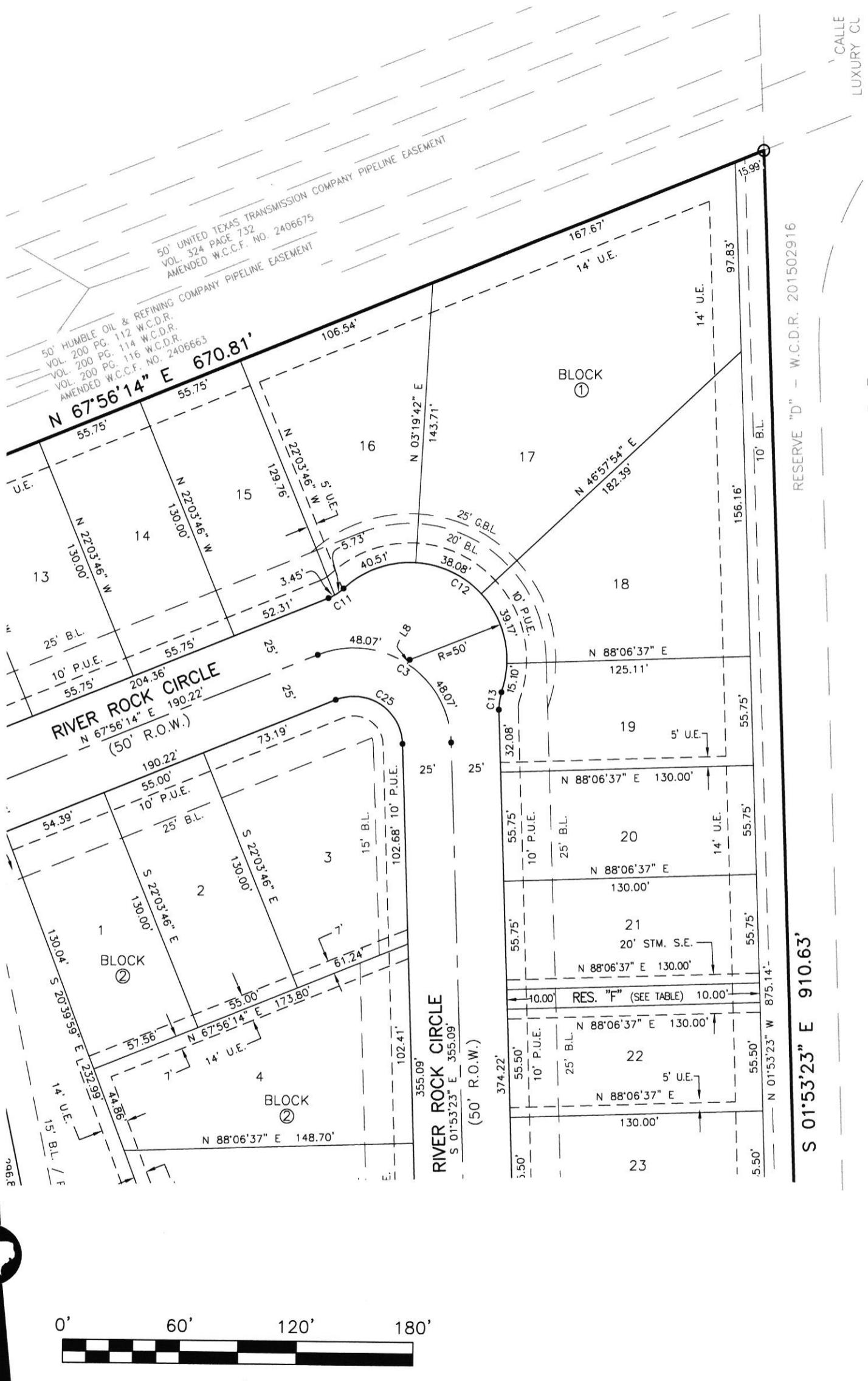
OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
SECTION 4



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





A horizontal scale bar with a black and white checkered pattern. Above the bar are numerical markings: 0', 60', 120', and 180'.

SCALE: 1" = 60'

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 13 OF 17

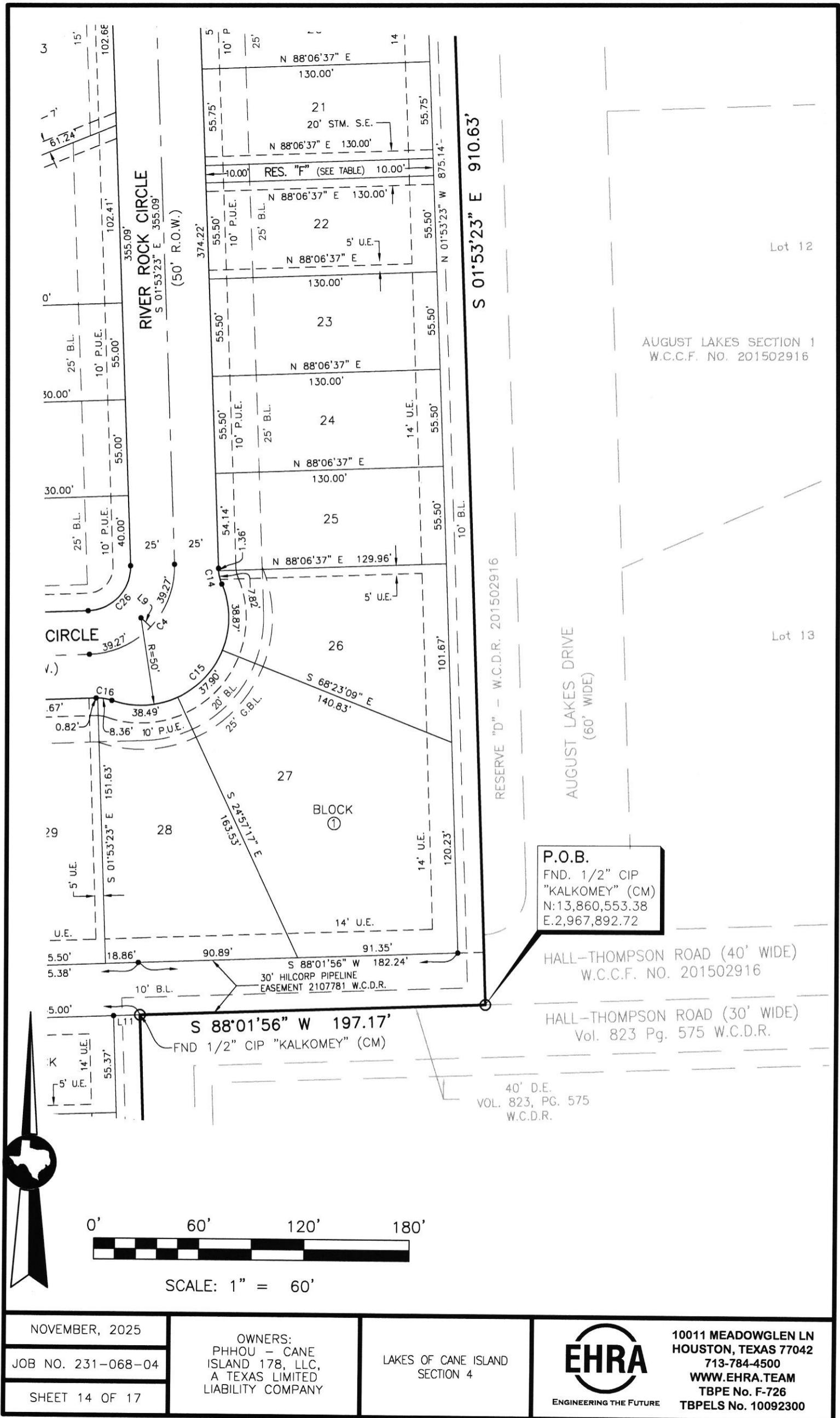
OWNERS:  
PHHOU - CANE  
ISLAND 178, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300



NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 14 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
TBPE No. F-726  
TBPELS No. 10092300

NOTES:

(1) AC. indicates Acres  
A.E. indicates Aerial Easement  
B.L. indicates Building Line  
CM indicates Controlling Monument  
D.E. indicates Drainage Easement  
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  
STM. S.E. indicates Storm Sewer Easement  
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) 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. 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.

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

(8) 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.

(9) 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.

(10) 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.

(11) 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.

(12) 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

(13) 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

(14) The proposed land uses for Lakes of Cane Island Section 4 shall consist of residential, right-of-way, parkland, landscape, and open space.

(15) 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.

(16) This plat is subject to a Blanket Easement for Certain Utilities granted to CenterPoint Energy under W.C.C.F No. 2508338.

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 15 OF 17

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

LAKES OF CANE ISLAND  
SECTION 4



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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°05'00" W	50.00'
L2	N 06°48'24" W	97.60'
L3	N 11°08'30" W	55.43'
L4	S 88°06'57" W	20.00'
L5	S 88°06'37" W	82.10'
L6	S 78°18'16" W	36.13'
L7	S 61°52'09" E	10.94'
L8	N 33°01'26" E	2.42'
L9	N 46°53'23" W	7.57'
L10	S 23°55'30" W	25.00'
L11	S 87°55'00" W	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	800.00'	136.99'	9°48'41"	N 06°47'23" W	136.82'
C2	50.00'	69.49'	79°37'58"	N 28°07'15" E	64.03'
C3	50.00'	96.14'	110°10'23"	S 56°58'34" E	82.00'
C4	50.00'	78.54'	90°00'00"	S 43°06'37" W	70.71'
C5	300.00'	51.34'	9°48'21"	S 83°12'27" W	51.28'
C6	25.00'	39.58'	90°43'12"	N 42°33'24" E	35.58'
C7	775.00'	120.28'	8°53'31"	N 07°14'58" W	120.16'
C8	25.00'	9.18'	21°02'22"	N 22°12'55" W	9.13'
C9	50.00'	106.21'	121°42'42"	N 28°07'15" E	87.34'
C10	25.00'	9.18'	21°02'22"	N 78°27'25" E	9.13'
C11	25.00'	9.18'	21°02'22"	N 57°25'03" E	9.13'
C12	50.00'	132.86'	152°15'07"	S 56°58'34" E	97.08'
C13	25.00'	9.18'	21°02'22"	S 08°37'48" W	9.13'
C14	25.00'	9.18'	21°02'22"	S 12°24'34" E	9.13'
C15	50.00'	115.26'	132°04'44"	S 43°06'37" W	91.38'
C16	25.00'	9.18'	21°02'22"	N 81°22'12" W	9.13'
C17	275.00'	31.84'	6°38'02"	S 84°47'36" W	31.82'
C18	25.00'	40.89'	93°42'34"	S 34°37'18" W	36.48'
C19	825.00'	149.01'	10°20'56"	S 07°03'31" E	148.81'
C20	25.00'	30.25'	69°19'58"	S 36°33'02" E	28.44'
C21	60.00'	297.29'	283°53'35"	S 70°43'47" W	73.97'
C22	25.00'	15.08'	34°33'37"	N 15°23'46" E	14.85'
C23	25.00'	39.36'	90°11'57"	N 46°59'02" W	35.42'
C24	25.00'	34.75'	79°37'58"	N 28°07'15" E	32.02'
C25	25.00'	48.07'	110°10'23"	S 56°58'34" E	41.00'
C26	25.00'	39.27'	90°00'00"	S 43°06'37" W	35.36'
C27	325.00'	42.74'	7°32'04"	S 84°20'35" W	42.71'
C28	25.00'	38.28'	87°43'44"	N 55°33'36" W	34.65'

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,014	0.115	
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,300	0.030	
C	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,723	0.384	
D	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,437	0.537	
E	DRAINAGE, RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,243	0.511	
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,300	0.030	
TOTAL		70,017	1.607	

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 16 OF 17

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

LAKES OF CANE ISLAND  
 SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
 TBPE No. F-726  
 TBPELS No. 10092300

## 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>
<b>REQUIRED PARKLAND:</b> 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)	

NOVEMBER, 2025

JOB NO. 231-068-04

SHEET 17 OF 17

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

LAKES OF CANE ISLAND  
 SECTION 4



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN  
 HOUSTON, TEXAS 77042  
 713-784-4500  
[WWW.EHRA.TEAM](http://WWW.EHRA.TEAM)  
 TBPE No. F-726  
 TBPELS No. 10092300