

WALLER COUNTY

Ross McCall P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final RePlat Approval for La Segarra Section 2, Partial RePlat No. 1

Date: May 27, 2026

Background

Final RePlat of La Segarra Section 2 Partial Replat No.1 is a subdivision of 2.831 acres, will include 7 Lots, 3 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



FINAL PLAT OF LA SEGARRA SECTION 2 PARTIAL REPLAT NO 1

BEING A SUBDIVISION OF 2.831 ACRES IN THE J.G. BENNETT SURVEY, ABSTRACT NO. 288 OUT OF THE H. & T.C. R.R. CO. SURVEY, SECTION 50, WALLER COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF RESERVE "E", BLOCK 1; AND ALL OF RESERVE "D", ALL OF LOTS 24-29, BLOCK 1, ALL OF LOT 11, BLOCK 3 OF LA SEGARRA SECTION 2 AS RECORDED IN FILE NO. 2511014 O.P.R.W.C.; ALSO VACATING A PORTION OF RESERVE "E", ALL OF LOT 65 AND ALL OF LOT 68, BLOCK 1 OF LA SEGARRA SECTION 2 AS RECORDED IN FILE NO. 2511014 O.P.R.W.C.

REASON FOR REPLAT:

TO CREATE THE RIGHT-OF-WAY OF CATALAN DRIVE AND GREEN JUNIPER WAY, TO CREATE 7 SINGLE FAMILY LOTS AND A RESTRICTED RESERVE, AND TO VACATE PORTIONS OF THE PREVIOUS PLAT

7 LOTS 3 BLOCKS 1 RESERVE

OWNER

ENCLAVE GASSNER TRACT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
24 GREENWAY PLAZA, SUITE 970
HOUSTON, TEXAS 77046
(210) 213-9929

APRIL, 2026

211-127-02

SHEET 1 OF 12

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
LA SEGARRA
SECTION 2
PARTIAL REPLAT NO 1



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, Enclave Gassner Tract, LLC, a Delaware limited liability company owner (or owners) of the property subdivided in the above map of the La Segarra Section 2 Partial Replat No 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easements 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.

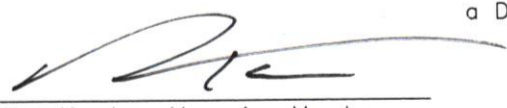
FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (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 form 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 Enclave Gassner Tract, LLC, a Delaware 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 20th day of April, 2026

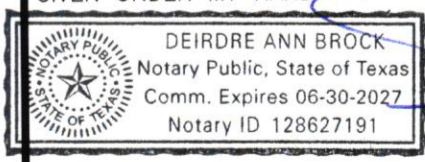
OWNER
Enclave Gassner Tract, LLC,
a Delaware limited liability company

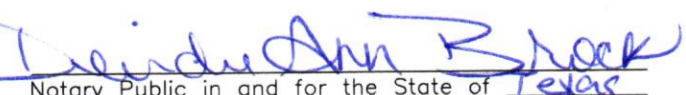
BY: 
Alex Kamkar, Managing Member
Enclave Gassner Tract, LLC,
a Delaware limited liability company

STATE OF Texas §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Alex Kamkar, of Enclave Gassner Tract, LLC, a Delaware 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 20th day of April, 2026.




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

APRIL, 2026	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2 PARTIAL REPLAT NO 1	 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
211-127-02				
SHEET 2 OF 12				

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.

5-11-26

Date

J. Ross McCall
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

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. 48473C0350E, 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. 48473C0350E, dated February 18, 2009.



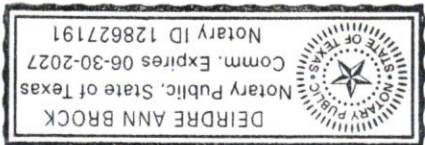
A. Munroe Kelsay
A. Munroe Kelsay
Registered Professional Land Surveyor
Texas Registration No. 5580


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 30th day of March, 2026

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 12/30/2027



APRIL, 2026	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2 PARTIAL REPLAT NO 1	 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
211-127-02				
SHEET 3 OF 12				

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2026-30

APPROVED BY THE BOARD OF SUPERVISORS ON 03/09/2024
DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts' 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.

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 2

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.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	0.1173 ACRES/5,111 SQ.FT.
		TOTAL ACREAGE= 0.1174 ACRES

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 Enclave Gassner Tract, LLC., a Delaware 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°04'49"E	158.60'
L2	N88°03'02"E	177.00'
L3	S01°56'58"E	43.00'
L4	N88°03'02"E	120.00'
L5	S01°56'58"E	62.36'
L6	S88°03'02"W	18.03'
L7	S81°34'22"E	74.05'
L8	N88°03'02"E	88.07'
L9	S22°54'33"E	44.81'
L10	N61°05'34"E	17.99'
L11	N88°03'02"E	163.03'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00'	10°22'36"	58.86'	N86°45'40"W	58.78'
C2	775.00'	5°55'52"	80.23'	N84°32'18"W	80.19'
C3	825.00'	6°12'04"	89.29'	S84°40'24"E	89.25'
C4	25.00'	100°22'36"	43.80'	N48°14'20"E	38.41'
C5	25.00'	90°00'00"	39.27'	N46°56'58"W	35.36'
C6	800.00'	6°04'14"	84.76'	S84°36'29"E	84.72'
C7	300.00'	10°22'36"	54.33'	S86°45'40"E	54.26'
C8	625.00'	4°50'58"	52.90'	S05°29'42"W	52.88'

APRIL, 2026

211-127-02

SHEET 5 OF 12

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY


FINAL PLAT OF
LA SEGARRA
SECTION 2
PARTIAL REPLAT NO 1



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

NOTES:

- (1) B.L. indicates Building Line
 (F) indicates Found 5/8-inch Capped Iron Rod Stamped "E.H.R.A. 713-784-4500"
 N.T.S. indicates Not To Scale
 O.P.R.W.C. indicates Official Public Records of Waller County
 PG. indicates Page
 P.O.B. indicates Point of Beginning
 P.U.E. indicates Public Utility Easement
 R.O.W. indicates Right-Of-Way
 S.C.E. indicates Sanitary Control Easement
 S.S.E. indicates Sanitary Sewer Easement
 STM. S.E. indicates Storm Sewer Easement
 TBM indicates Temporary Benchmark
 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
 W.L.E. indicates Water Line Easement
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4) 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 = 0.99990226.
- (5) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (6) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (7) There are no pipe line or pipe line easements within the boundaries of this plat.
- (8) 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 constructions, improvement or maintenance.
- (9) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside of 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.
- (10) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve 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 dedicator, his heirs, assigns, or successors.
- (11) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 45, Royal Independent School District.
- (12) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet for local streets by Waller County Commissioners Court on March 23, 2022.
- (13) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on March 23, 2022.
- (14) A subdivision variance has been approved to allow 50' minimum right-of-way for curb and gutter construction on local streets by Waller County Commissioners Court on March 23, 2022.
- (15) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on March 23, 2022.
- (16) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for curb and gutter construction with 15' of landscaping on each side of the right-of-way for collector streets by Waller County Commissioners Court on July 27, 2022.
- (17) A subdivision variance has been approved to allow a minimum centerline radius of 650' for collector streets by Waller County Commissioners Court on September 14, 2022.
- (18) Reserves "E-1" and "E-2" (the remainder of Reserve E), and Lot 65 and Lot 68 of La Segarra Section 2, a plat or map thereof recorded at File No. 2511014 of the Official Public Records of Waller County, are hereby vacated and shall revert back to unplatted tracts of land.
- (19) The property is subject to a Short Form Blanket Easement for Certain Utilities as recorded in M.C.C.F. No. 2513540.


APRIL, 2026	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2 PARTIAL REPLAT NO 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
211-127-02				
SHEET 6 OF 12				

FIELD NOTES of a 2.831 acre tract of land situated in the J.G. Bennett Survey, Abstract No. 288 out of the H.&T.C. R.R. CO. Survey Section 50, Waller County, Texas; said 2.831 acre tract of land being out of and a part of the residue of a called 198.08 acre tract of land as conveyed to Enclave Gassner Tract, LLC and recorded in Waller County Clerk's File No. (W.C.C.F. No.) 2205353 and out of and part of a called 14.67 acre tract as conveyed to Enclave Gassner Tract, LLC and recorded in W.C.C.F. No. 2210876; being all of Lots 24-29, all of Reserve "D", a portion of Reserve "E", all of Lot 65 and Lot 68, Block 1, a portion of Catalan Drive (50 feet wide) and a portion of Green Juniper Way (50 feet wide), and all of Lot 11, Block 3 out of La Segarra Section 2 as recorded in File Number 2511014 of the Official Public Records of Waller County (O.P.R.W.C.): said 2.831 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 = 0.99990226.

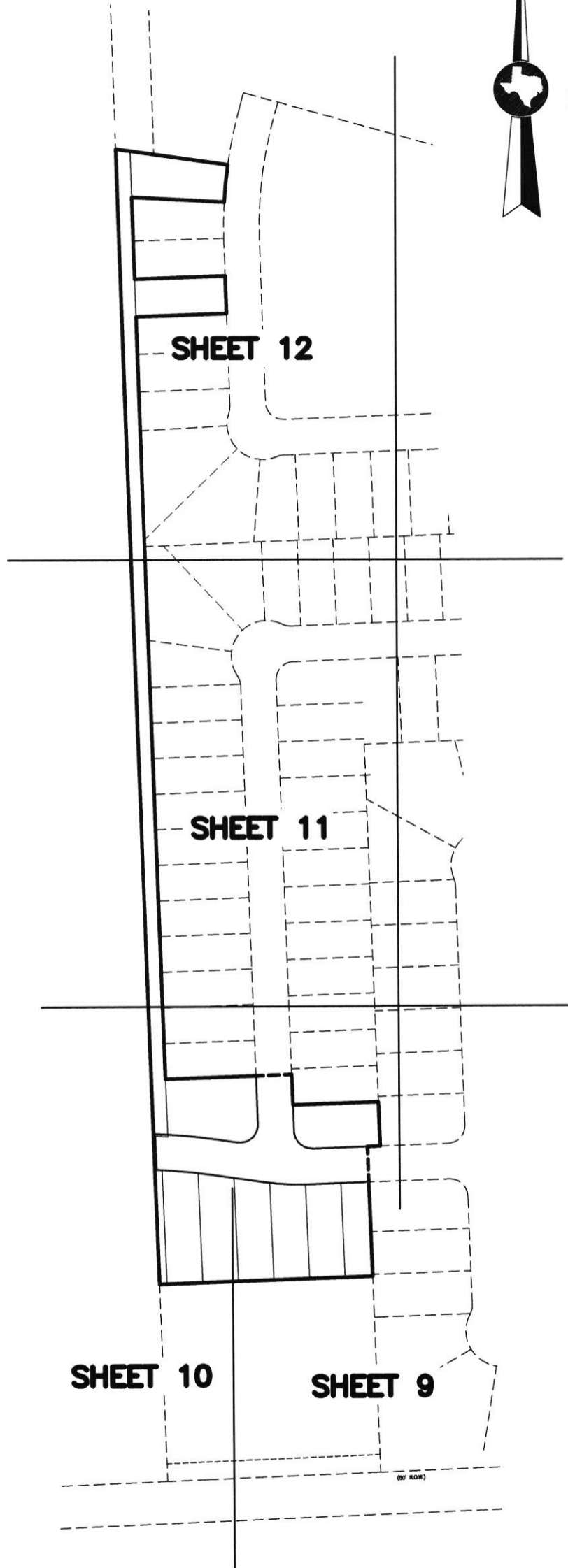
BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of this tract of land, the Northeast corner of La Segarra Water Plant as recorded in File Number 2409073 O.P.R.W.C. and in the West line of Lot 21 of said La Segarra Section 2.

- 1) THENCE S 88°03'02" W, with the South line of this tract of land and the North line of said La Segarra Water Plant, a distance of 298.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of this tract of land, the Northwest corner of said La Segarra Water Plant, the West Southwest corner of said La Segarra Section 2 and a point in the East line of a called 29.48 acre tract of land as conveyed to Enclave Gassner Tract, LLC. and recorded in W.C.C.F. No. 2509334.
 - 2) THENCE N 01°56'58" W, with the West line of this tract of land, the West line of said La Segarra Section 2 and the East line of said 29.48 acre tract, a distance of 1,593.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest Corner of this tract of land and the Northwest corner of said La Segarra Section 2.
 - 3) THENCE S 82°04'49" E, with the North line of this tract of land and the North line of said La Segarra Section 2, a distance of 158.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the North Northeast corner of this tract of land and the Northeast corner of said Lot 68, Block 1 of said La Segarra Section 2, being in the arc of a non-tangent curve to the left.
- THENCE with the Easterly line of this tract of land the following courses and distances:
- 4) Along said non-tangent curve to the left having a radius of 625.00 feet, a central angle of 04°50'58", an arc length of 52.90 feet and a chord bearing S 05°29'42" W, a distance of 52.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said Lot 68 and the Northeast corner of Lot 67 of said La Segarra Section 2.
 - 5) North 86°55'47" West, with the South line of said Lot 68 and the North line of said Lot 67 a distance of 129.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of said Lot 68 and the Northwest corner of said Lot 67.
 - 6) South 01°56'58" East, with the East line of said Lot 67 a distance of 114.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of Lot 66 of said La Segarra Section 2 and the Northwest corner of said Lot 65.
 - 7) North 88°03'02" East, with the South line of said Lot 66 and the North line of said Lot 65 a distance of 127.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said Lot 66 and the Northeast corner of said Lot 65.
 - 8) South 01°56'58" East, with the East line of said Lot 65 a distance of 52.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said Lot 65 and the Northeast corner of Lot 64 of said La Segarra Section 2.
 - 9) South 88°03'02" West, with the South line of said Lot 65 and the North line of said Lot 64 a distance of 127.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southwest corner of said Lot 65 and the Northeast corner of said Lot 64.
 - 10) S 01°56'58" E, a distance of 1070.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point and the Southwest corner of Lot 30, Block 1 of said La Segarra Section 2.
 - 11) N 88°03'02" E, with the South line of said Lot 30, a distance of 177.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point of this tract of land, in the West line of Lot 12, Block 3 and in the East right-of-way line of Green Juniper Way (50 feet wide) as recorded in said La Segarra Section 2.
 - 12) S 01°56'58" E, with the West line of said Lot 12 and the Easterly right-of-way line of said Green Juniper Way, a distance of 43.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point and the Southwest corner of said Lot 12.
 - 13) N 88°03'02" E with the South line of said Lot 12, a distance of 120.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the most East Northeast corner of this tract of land, the Southeast corner of said Lot 12 and in the West line of Lot 10, Block 3 of said La Segarra Section 2.
 - 14) S 01°56'58" E with the West line of said Lot 10 a distance of 62.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point, the Southwest corner of said Lot 10 and in the North right-of-way line of Catalan Drive (50 feet wide) as recorded in said La Segarra Section 2.
 - 15) S 88°03'02" W, with the North right-of-way line of said Catalan Drive a distance of 18.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
 - 16) S 01°56'58" E, a distance of 182.22 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 2.831 acres (123,340 Sq. Ft.) of land.

APRIL, 2026	OWNER: ENCLAVE GASSNER TRACT, LLC, A DELAWARE LIMITED LIABILITY COMPANY	FINAL PLAT OF LA SEGARRA SECTION 2 PARTIAL REPLAT NO 1	 EHRA 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
211-127-02				
SHEET 7 OF 12				



NOT TO SCALE



SHEET 12

SHEET 11

SHEET 10

SHEET 9

(OF ROW)

APRIL, 2026
211-127-02
SHEET 8 OF 12

OWNER:
 ENCLAVE GASSNER
 TRACT, LLC,
 A DELAWARE LIMITED
 LIABILITY COMPANY

FINAL PLAT OF
 LA SEGARRA
 SECTION 2
 PARTIAL REPLAT NO 1



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

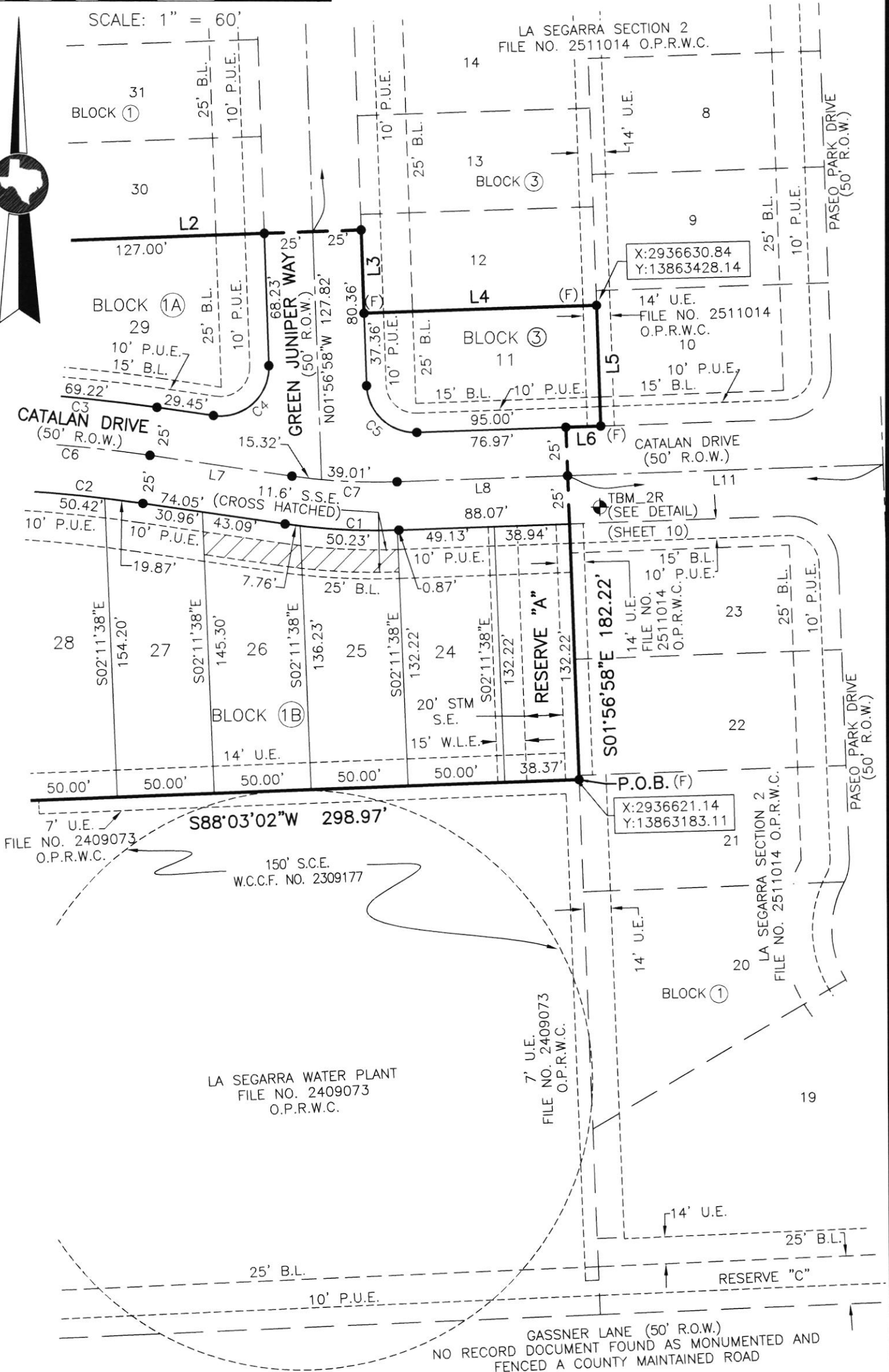
0' 60' 120' 180'



SCALE: 1" = 60'



LA SEGARRA SECTION 2
FILE NO. 2511014 O.P.R.W.C.



APRIL, 2026
211-127-02
SHEET 9 OF 12

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
LA SEGARRA
SECTION 2
PARTIAL REPLAT NO 1



10011 MEADOWGLEN LN
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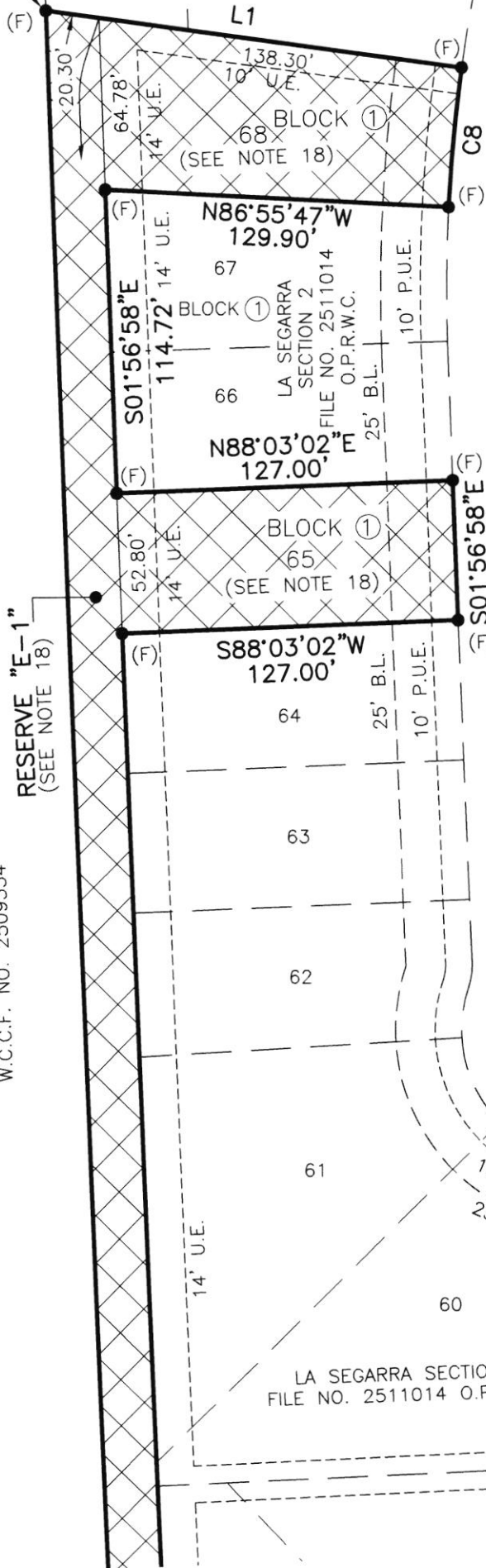
CALLED 14.67 ACRES
ENCLAVE GASSNER
TRACT LLC
W.C.C.F. NO. 2210876

RESIDUE OF A
CALLED 198.08 ACRES
ENCLAVE GASSNER TRACT LLC
W.C.C.F. NO. 2205353

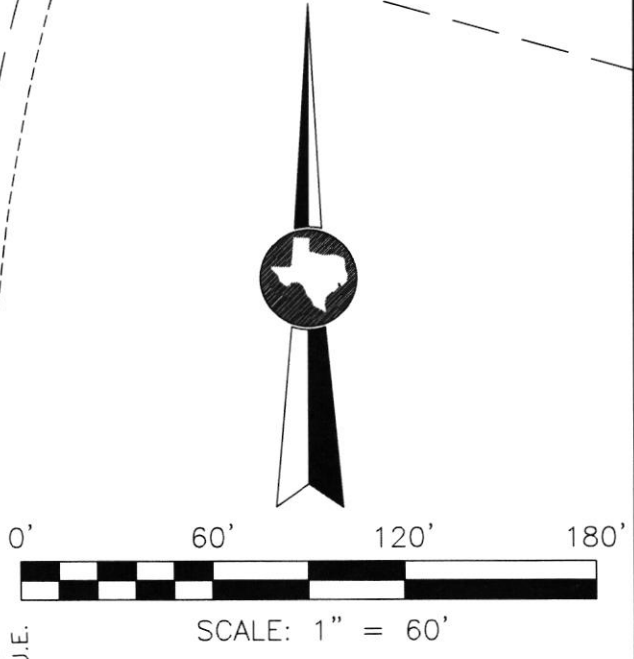
50' PIPELINE EASEMENT & R.O.W.
UNITED TEXAS TRANSMISSION COMPANY
VOL. 304, PG. 972 W.C.D.R.
REVISED IN VOL. 312, PG. 337 W.C.D.R.

50' PIPELINE EASEMENT & R.O.W.
INTRATEX GAS COMPANY
VOL. 219, PG. 419 W.C.D.R.

X:2936268.16
Y:13864765.84



CALLED 29.48 ACRES
ENCLAVE GASSNER TRACT, LLC
W.C.C.F. NO. 2509334



RESERVE "A"
BLOCK ④
LA SEGARRA SECTION 2
FILE NO. 2511014 O.P.R.W.C.

SAN SEBASTIAN PLACE
(50' R.O.W.)

LA SEGARRA SECTION 2
FILE NO. 2511014 O.P.R.W.C.

BLOCK ①

APRIL, 2026

211-127-02

SHEET 12 OF 12

OWNER:
ENCLAVE GASSNER
TRACT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY

FINAL PLAT OF
LA SEGARRA
SECTION 2
PARTIAL REPLAT NO 1



ENGINEERING THE FUTURE
SINCE 1936

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