

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Serenada Section One

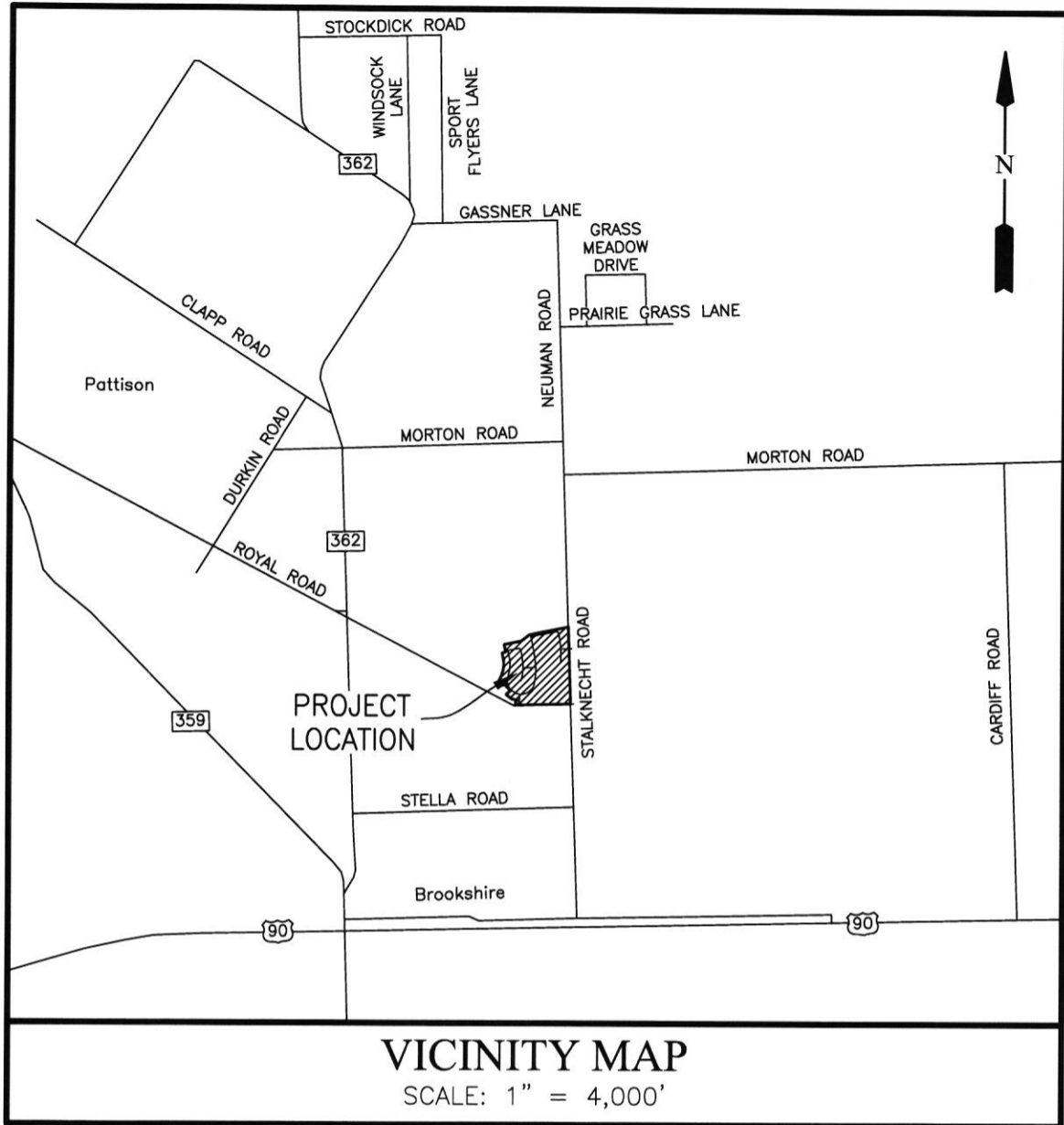
Date: May 27, 2026

Background

Final Plat of Serenada Section 1 Subdivision which consists of 60.567 acres will include 153 Lots, 6 Blocks and 7 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



KEY MAP NO. 442 N&S

FINAL PLAT SERENADA SECTION 1

A SUBDIVISION OF 60.567 ACRES OF LAND SITUATED IN
THE H & T.C. R.R. CO. SURVEY, SECTION 45, ABSTRACT NO. 197,
WALLER COUNTY, TEXAS.

153 LOTS 7 RESERVES (25.763 ACRES) 6 BLOCKS

APRIL 21, 2026

JOB NO. 2772-1021.310

OWNER/DEVELOPER:

MAPLE GROVE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

1333 WEST LOOP SOUTH, SUITE 910, HOUSTON, TX, 77027
PHONE: (713) 380-1636 EMAIL: RUSS@MAPLEDEVELOPMENTGROUP.COM

SURVEYOR:

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

STATE OF TEXAS
COUNTY OF WALLER

WE, ITIEL KAPLAN AND LAURA PEREZ, PRESIDENT AND OFFICE MANAGER RESPECTIVELY, OF MAPLE PARK DEVELOPMENT LLC, A TEXAS LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF SERENADA SECTION 1, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION 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 THE 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SERENADA SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 B3 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 DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN 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 MAPLE PARK DEVELOPMENT, 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.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SERENADA SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY, HERETO, THE MAPLE PARK DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED TO BE SIGNED BY ITIEL KAPLAN, ITS PRESIDENT, ATTESTED BY ITS LAURA PEREZ, OFFICE MANAGER, AND ITS SEAL, THIS 22 DAY OF April, 2024, A.D.

MAPLE PARK DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MAPLE PARK JV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: MAPLE PARK GP LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: MAPLE X LLC
A TEXAS CORPORATION

BY: *Itiel Kaplan*
ITIEL KAPLAN, PRESIDENT

ATTEST: *Laura Perez*
LAURA PEREZ, OFFICE MANAGER



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ITIEL KAPLAN, PRESIDENT AND LAURA PEREZ, OFFICE MANAGER OF MAPLE PARK DEVELOPMENT, LLC, A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 DAY OF April 2024 A.D.

Cristina Maritza Mendoza
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT I, ANTHONY R. PEACOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THIS 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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

ALL PORTIONS 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.

ALL PORTIONS 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.


ANTHONY R. PEACOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047



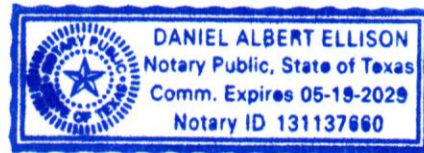
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY R. PEACOCK, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28TH DAY OF APRIL, 2026, A.D.

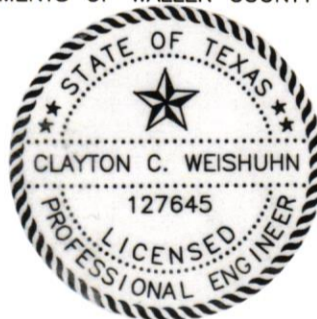


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, CLAYTON C. WEISHUHN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.


CLAYTON C. WEISHUHN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127645

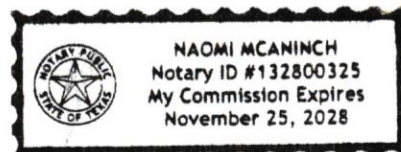


STATE OF TEXAS
COUNTY OF HARRIS


BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAYTON C. WEISHUHN, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30th DAY OF APRIL, 2026, A.D.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




APPROVED BY CITY COUNCIL OF CITY OF PATTISON, TEXAS, THIS 12 DAY
OF March, 20 26.

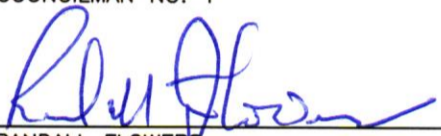


DAPHNEY KIRBY
MAYOR


JOE GARCIA
COUNCILMAN NO. 1



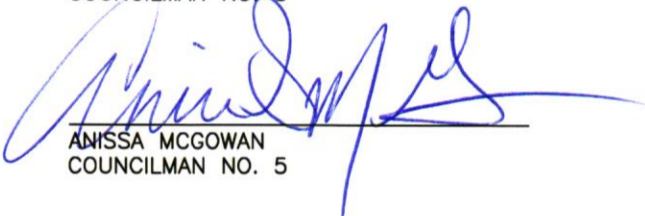
FRANK COBIO, JR.
COUNCILMAN NO. 2



RANDALL FLOWERS
COUNCILMAN NO. 3



WESLEY "SANDY" BULLER
MAYOR PRO TEM - COUNCILMAN NO. 4

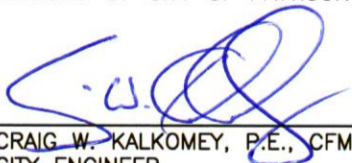


ANISSA MCGOWAN
COUNCILMAN NO. 5

I, CRAIG W. KALKOMEY, CITY ENGINEER OF CITY OF PATTISON, CERTIFY THAT THE PLAT OF THIS
SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF CITY OF PATTISON.

5/13/26

DATE



CRAIG W. KALKOMEY, P.E., CFM
CITY ENGINEER

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2025-96

APPROVED BY THE BOARD OF SUPERVISORS ON

10.13.2025

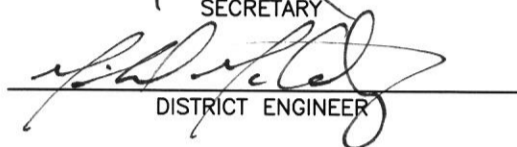
DATE



PRESIDENT



SECRETARY



DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

I, J. ROSS MCCALL, COUNTY ENGINEER OF WALLER COUNTY, 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

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____, A.D.

CARBETT "TREY" J. DUHON III
COUNTY JUDGE

JOHN A. AMSLER
PRECINCT 1, COUNTY COMMISSIONER

KENDRIC D. JONES
PRECINCT 3, COUNTY COMMISSIONER

WALTER E. SMITH, P.E., R.P.L.S.
PRECINCT 2, COUNTY COMMISSIONER

JUSTIN BECKENDORFF
PRECINCT 4, COUNTY COMMISSIONER

ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, 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 INSTRUMENT NUMBER _____, 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

METES AND BOUNDS:

BEING A TRACT OF LAND CONTAINING 60.567 ACRES (2,638,309.471 SQUARE FEET) LOCATED IN THE H. & T.C. R.R. CO. SURVEY, SECTION 45, ABSTRACT NUMBER (NO.) 197, WALLER COUNTY, TEXAS; SAID 60.567 ACRE TRACT BEING A PORTION OF A CALLED 155.664 ACRE TRACT RECORDED IN THE NAME OF MAPLE PARK DEVELOPMENT, LLC IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2215853; SAID 60.567 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STALKNECHT ROAD (60- FEET WIDE PER OCCUPATION, NO RECORD DOCUMENT FOUND), BEING THE NORTHEAST CORNER OF A CALLED 16.74 ACRE TRACT RECORDED IN THE NAME OF HARRY COOK AND WIFE, DONNA COOK IN VOLUME (VOL.) 535, PAGE (PG.) 635, WALLER COUNTY DEED RECORDS (W.C.D.R.) AND MARKING THE SOUTHEAST CORNER OF SAID 155.664 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 155.664 ACRE TRACT AND SAID 16.74 ACRE TRACT, SOUTH 88 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 1,292.03 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 16.74 ACRE TRACT AND MARKING THE NORTHEAST CORNER OF A CALLED 24.07 ACRE TRACT RECORDED IN THE NAME OF MANUEL CABRERA IN W.C.C.F. NO. 1802991;

THENCE, WITH THE LINE COMMON TO SAID 155.664 ACRE TRACT AND SAID 24.07 ACRE TRACT, SOUTH 88 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 90.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE SOUTHWEST CORNER THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 155.664 ACRE TRACT, THE FOLLOWING TWENTY FIVE (25) COURSES:

1. NORTH 10 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.69 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;
2. THENCE, 32.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74 DEGREES 33 MINUTES 56 SECONDS AND A CHORD THAT BEARS NORTH 63 DEGREES 11 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 30.29 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
3. NORTH 77 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 131.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. NORTH 51 DEGREES 41 MINUTES 49 SECONDS WEST, A DISTANCE OF 176.05 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. NORTH 47 DEGREES 24 MINUTES 49 SECONDS EAST, A DISTANCE OF 138.17 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
6. THENCE, 90.23 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 14 SECONDS AND A CHORD THAT BEARS NORTH 35 DEGREES 12 MINUTES 04 SECONDS WEST, A CHORD DISTANCE OF 89.98 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;
7. THENCE, 36.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82 DEGREES 35 MINUTES 34 SECONDS AND A CHORD THAT BEARS NORTH 69 DEGREES 06 MINUTES 45 SECONDS WEST, A CHORD DISTANCE OF 33.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. NORTH 19 DEGREES 51 MINUTES 33 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
9. THENCE, 117.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 15 MINUTES 54 SECONDS AND A CHORD THAT BEARS SOUTH 79 DEGREES 08 MINUTES 43 SECONDS WEST, A CHORD DISTANCE OF 117.13 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
10. NORTH 01 DEGREES 13 MINUTES 20 SECONDS WEST, A DISTANCE OF 128.33 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
11. NORTH 89 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 44.49 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
12. NORTH 24 DEGREES 34 MINUTES 14 SECONDS EAST, A DISTANCE OF 125.38 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
13. NORTH 15 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 135.16 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
14. NORTH 12 DEGREES 24 MINUTES 35 SECONDS EAST, A DISTANCE OF 44.71 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
15. NORTH 08 DEGREES 38 MINUTES 17 SECONDS EAST, A DISTANCE OF 38.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
16. NORTH 03 DEGREES 54 MINUTES 41 SECONDS EAST, A DISTANCE OF 38.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
17. NORTH 00 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 38.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
18. NORTH 05 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 38.76 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
19. NORTH 10 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 39.24 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
20. NORTH 11 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
21. NORTH 78 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 91.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
22. NORTH 11 DEGREES 20 MINUTES 57 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
23. NORTH 78 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 410.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
24. NORTH 51 DEGREES 38 MINUTES 46 SECONDS EAST, A DISTANCE OF 240.53 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET AT AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
25. NORTH 78 DEGREES 31 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,012.41 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "MILLER SURVEY" SET ON THE LINE COMMON TO THE WESTERLY R.O.W. LINE OF SAID STALKNECHT ROAD AND SAID 155.664 ACRE TRACT, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO THE WESTERLY R.O.W. LINE OF SAID STALKNECHT ROAD AND SAID 155.664 ACRE TRACT, SOUTH 02 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 1,833.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.567 ACRES (2,638,309.471 SQUARE FEET) OF LAND.

NOTES:

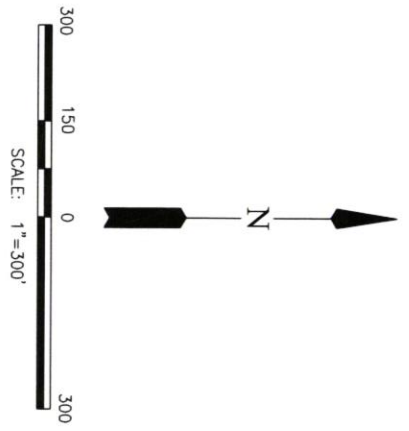
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH A PROJECT SCALE FACTOR OF: 0.9998940015, AS PER GPS OBSERVATIONS.
2. PROJECT BENCHMARK:
NATIONAL GEODETIC SURVEY STATION NO. G 768 (PID: AW0122)
BEING A NGS DISC STAMPED "G 768 1943" IN A CONCRETE HEADWALL. BENCHMARK LOCATION BEING 1.15 MILE WEST ALONG U.S. HIGHWAY 90 FROM THE JUNCTION OF F.M. 359 IN BROOKSHIRE, +/- 1 MILE WEST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION AT BROOKSHIRE, ABOUT 3 POLES WEST OF MILE POST 1047, 9.6 FEET SOUTH OF THE SOUTH RAIL, 125 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY 90, 222 FEET WEST OF THE CENTERLINE OF A DIRT ROAD LEADING NORTHWEST TO A HOUSE, SET IN THE TOP OF THE EAST END OF THE SOUTH HEADWALL OF A CONCRETE BOX CULVERT UNDER THE RAILROAD TRACK AND +/- 2 FEET BELOW THE LEVEL OF THE TRACK.
ELEVATION = 161.01' NAVD88
3. TEMPORARY BENCHMARK (TBM) "1":
BEING A 5/8" IRON ROD WITH A CAP STAMPED "CONTROL" LOCATED ON THE EAST SIDE OF STALKNECHT ROAD, BEING +/- 2,750' NORTH OF THE CENTERLINE INTERSECTION OF STALKNECHT ROAD AND STELLA ROAD.
ELEVATION = 162.20' NAVD88
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN).
5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 164.74' FEET ABOVE MEAN SEA LEVEL (NGVD 29, 1973 ADJUSTMENT). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
6. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN SHALL BE ELEVATED TO ONE FOOT (1') ABOVE THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOOD HAZARD AREA BELOW THE BASE FLOOD ELEVATION (B.F.E.) CONTACT THE CITY ENGINEER'S OFFICE FOR SPECIFIC INFORMATION.
7. 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 CITY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY STREET WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE.
8. OWNER'S RESPONSIBILITIES:
 - A. THE BUILDING OF ALL STREETS, BRIDGES OR CULVERTS IS THE RESPONSIBILITY OF THE OWNERS IN ACCORDANCE WITH THE PLANS PRESCRIBED BY THE CITY COUNCIL. THE CITY COUNCIL 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 CITY COUNCIL, THE CITY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF THE STREETS. THE CITY WILL ASSUME NO RESPONSIBILITY FOR THE DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE STREETS. THE CITY WILL NOT CONSIDER TAKING OVER STREET MAINTENANCE UNTIL SUCH TIME THE SUBDIVISION IS ANNEXED INTO THE CITY LIMITS. UNTIL SUCH TIME, THE STREETS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL ACCEPTANCE BY THE COUNTY.
 - B. THE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THE PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.
 - C. 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 CITY.
9. 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.
10. ALL PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
11. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
12. PROPERTY LIES WITHIN WALLER COUNTY, BROOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 43, AND CITY OF PATTISON ETJ.
13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
14. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
15. ALL INTERIOR LOTS SHALL HAVE A MINIMUM SET BACK OF FIVE FEET (5') ALONG THE SIDE LOT LINE.
16. ONE (1) FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR REPLATTED IN A RECORDED PLAT, THE ONE (1) 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.
17. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.
18. SUBJECT TO A SHORT FORM BLANKET EASEMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2515887.
19. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.

SHEET 12
SHEET 14
SHEET 16

ROYAL ROAD

SHEET 13
SHEET 15
SHEET 17

STALKNECHT ROAD



FINAL PLAT
SERENADA SECTION 1
JOB NO. 2772-0021.310
SHEET 9 OF 17

LJA ENGINEERING, INC.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	74°33'56"	32.54'	N 63°11'02" E	30.29'
C2	350.00'	14°46'14"	90.23'	N 35°12'04" W	89.98'
C3	25.00'	82°35'34"	36.04'	N 69°06'45" W	33.00'
C4	350.00'	19°15'54"	117.68'	S 79°08'43" W	117.13'
C5	2,000.00'	1°42'40"	408.80'	N 85°23'20" W	408.09'
C6	2,000.00'	3°24'39"	119.06'	N 06°43'51" E	119.04'
C7	620.00'	24°00'44"	259.84'	N 00°39'25" E	257.94'
C8	325.00'	182°20'56"	1,034.34'	N 78°30'41" W	649.86'
C9	1,800.00'	21°39'48"	680.58'	S 00°31'03" E	676.53'
C10	375.00'	0°10'53"	1.19'	S 69°27'50" W	1.19'
C11	50.00'	90°00'00"	78.54'	N 56°20'57" W	70.71'
C12	1,200.00'	26°32'49"	556.00'	N 01°55'27" E	551.04'
C13	50.00'	90°00'00"	78.54'	N 56°28'41" W	70.71'
C14	1,000.00'	9°27'13"	164.99'	N 06°45'05" W	164.81'
C15	25.00'	94°35'47"	41.28'	N 53°10'07" E	36.74'
C16	1,950.00'	0°50'41"	28.75'	N 05°26'52" E	28.75'
C17	25.00'	78°27'47"	34.24'	N 34°12'22" W	31.62'
C18	350.00'	45°37'18"	278.69'	N 50°37'37" W	271.38'
C19	25.00'	82°00'14"	35.78'	N 28°30'39" E	32.80'
C20	350.00'	25°09'15"	153.66'	N 00°05'09" E	152.43'
C21	595.00'	24°00'44"	249.36'	N 00°39'25" E	247.54'
C22	25.00'	90°00'00"	39.27'	N 56°20'57" W	35.36'
C23	25.00'	28°04'21"	12.25'	N 64°36'52" E	12.13'
C24	60.00'	146°03'34"	152.95'	S 56°23'32" E	114.77'
C25	25.00'	27°59'13"	12.21'	S 02°38'39" W	12.09'
C26	1,225.00'	9°51'43"	210.85'	S 06°25'06" E	210.59'
C27	25.00'	89°54'24"	39.23'	S 46°26'26" E	35.33'
C28	25.00'	91°38'14"	39.98'	N 42°47'15" E	35.86'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C29	1,775.00'	8°19'06"	257.69'	N 07°11'25" W	257.47'
C30	25.00'	89°47'40"	39.18'	S 56°34'51" E	35.29'
C31	25.00'	34°27'13"	15.03'	N 61°17'42" E	14.81'
C32	60.00'	146°47'47"	153.72'	S 62°32'01" E	115.00'
C33	25.00'	22°20'34"	9.75'	S 00°18'24" E	9.69'
C34	1,025.00'	9°27'13"	169.12'	S 06°45'05" E	168.93'
C35	25.00'	89°55'19"	39.24'	S 46°59'08" E	35.33'
C36	25.00'	90°04'41"	39.30'	N 43°00'52" E	35.38'
C37	25.00'	89°55'19"	39.24'	N 46°59'08" W	35.33'
C38	25.00'	90°04'41"	39.30'	S 43°00'52" W	35.38'
C39	25.00'	23°24'56"	10.22'	S 13°43'56" E	10.15'
C40	60.00'	278°24'55"	291.56'	N 66°13'57" W	78.40'
C41	25.00'	74°59'59"	32.72'	N 35°28'31" E	30.44'
C42	975.00'	9°27'13"	160.87'	N 06°45'05" W	160.69'
C43	25.00'	90°00'00"	39.27'	N 56°28'41" W	35.36'
C44	25.00'	89°52'16"	39.21'	S 33°35'11" W	35.32'
C45	1,825.00'	21°39'48"	690.03'	S 00°31'03" E	685.93'
C46	350.00'	73°10'27"	447.00'	S 46°54'05" W	417.23'
C47	25.00'	78°27'47"	34.24'	S 44°15'25" W	31.62'
C48	2,050.00'	1°00'53"	36.31'	S 05°31'58" W	36.31'
C49	25.00'	90°03'58"	39.30'	S 38°59'34" E	35.38'
C50	1,940.00'	7°13'07"	244.42'	S 87°38'07" E	244.26'
C51	30.00'	90°46'47"	47.53'	N 43°21'57" E	42.71'
C52	25.00'	90°00'00"	39.27'	N 33°39'03" E	35.36'
C53	25.00'	90°00'00"	39.27'	S 56°20'57" E	35.36'
C54	1,175.00'	23°11'38"	475.65'	S 00°14'52" W	472.41'
C55	25.00'	55°39'45"	24.29'	S 39°40'33" W	23.34'
C56	60.00'	287°54'07"	301.49'	S 76°26'38" E	70.62'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C57	25.00'	52°22'35"	22.85'	N 14°12'24" W	22.07'
C58	1,225.00'	8°52'50"	189.87'	N 07°32'29" E	189.68'
C59	25.00'	85°30'19"	37.31'	N 45°51'13" E	33.94'
C60	25.00'	91°38'14"	39.98'	S 45°34'31" E	35.86'
C61	1,775.00'	10°04'15"	311.99'	S 05°16'44" W	311.59'
C62	300.00'	182°20'56"	954.78'	N 78°30'41" W	599.87'
C63	645.00'	24°00'44"	270.31'	N 00°39'25" E	268.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°01'43" W	90.11'
L2	N 10°28'00" E	103.69'
L3	N 77°30'27" W	131.18'
L4	N 47°24'49" E	138.17'
L5	N 19°51'33" W	50.00'
L6	N 01°13'20" W	128.33'
L7	N 89°47'36" W	44.49'
L8	N 12°24'35" E	44.71'
L9	N 08°38'17" E	38.76'
L10	N 03°54'41" E	38.76'
L11	N 00°48'55" W	38.76'
L12	N 05°32'31" W	38.76'
L13	N 10°06'36" W	39.24'
L14	N 78°39'03" E	91.00'
L15	N 11°20'57" W	180.00'
L16	S 33°34'56" W	14.69'
L17	S 69°22'23" W	45.45'
L18	S 11°28'41" E	30.20'
L19	S 23°59'59" W	13.23'
L20	N 89°59'06" W	28.02'
L21	N 05°01'31" E	69.49'
L22	S 78°39'03" W	9.00'
L23	S 11°28'41" E	27.80'
L24	N 88°03'13" E	102.00'
L25	S 88°03'13" W	102.00'
L26	N 11°28'41" W	30.20'
L27	S 05°01'31" W	69.49'
L28	N 87°58'32" E	116.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N 42°58'32" E	14.14'
L30	N 11°28'41" W	140.32'
L31	N 56°28'41" W	14.14'
L32	S 49°29'54" W	25.00'
L33	N 42°58'32" E	14.14'
L34	N 47°01'28" W	14.14'
L35	S 87°58'32" W	116.52'
L36	S 11°28'41" E	64.77'
L37	S 09°11'07" E	48.87'
L38	S 05°53'28" E	48.87'
L39	S 02°45'59" E	49.24'
L40	S 02°01'28" E	50.00'
L41	S 47°01'28" E	14.14'
L42	S 57°18'09" W	17.20'
L43	S 47°01'28" E	14.14'
L44	N 61°25'05" E	25.00'
L45	S 26°05'43" E	25.00'
L46	N 74°17'08" E	13.10'
L47	N 01°13'49" W	61.41'
L48	N 45°58'07" W	14.21'
L49	N 01°10'39" W	31.89'
L50	N 43°36'48" E	14.21'
L51	N 01°07'29" W	61.41'
L52	N 58°47'29" E	14.77'
L53	S 16°24'31" W	117.79'
L54	N 67°03'18" E	20.38'
L55	N 67°03'18" E	27.65'
L56	N 38°21'14" W	59.47'

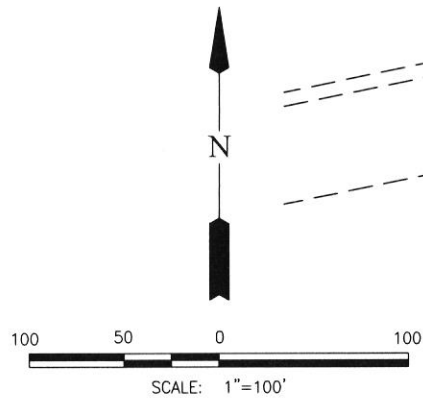
LINE TABLE		
LINE	BEARING	DISTANCE
L57	N 88°21'05" E	115.00'
L58	N 89°17'36" E	115.00'
L59	N 89°47'36" W	169.63'
L60	N 10°31'38" W	49.66'
L61	N 08°48'12" W	49.65'
L62	N 07°04'45" W	49.65'
L63	N 05°21'19" W	49.65'
L64	N 02°54'34" W	64.23'
L65	N 15°25'34" E	46.88'
L66	N 06°01'55" E	49.65'
L67	N 04°18'28" E	49.65'
L68	N 02°35'01" E	49.65'
L69	N 01°05'49" E	64.74'
L70	N 64°42'27" W	46.29'
L71	N 49°43'28" W	46.29'
L72	N 19°45'29" W	46.29'
L73	N 07°54'58" E	42.43'
L74	N 06°32'08" E	48.97'
L75	N 03°59'53" E	39.29'
L76	N 00°22'53" E	39.32'
L77	N 01°46'38" W	39.39'
L78	N 04°39'37" W	39.44'
L79	N 08°16'01" W	39.45'
L80	N 10°58'19" W	39.77'
L81	S 05°30'33" E	41.77'
L82	S 34°44'28" E	46.29'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.862	37,565	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.238	10,381	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	22.819	993,975	RESTRICTED TO DETENTION/OPEN SPACE
D	0.093	4,032	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.366	59,498	RESTRICTED TO PARK
F	0.303	13,202	RESTRICTED TO LIFT STATION
G	0.082	3,557	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	25.763	1,122,210	

LEGEND

- B.L. INDICATES BUILDING LINE
- R.B.L. INDICATES REAR BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- W.C.C.F. INDICATES WALLER COUNTY CLERK'S FILE
- W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- P.O.B. INDICATES POINT OF BEGINNING
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- NO. INDICATES NUMBER
- T.B.M. INDICATES TEMPORARY BENCHMARK
- RES. INDICATES RESERVE
- INDICATES STREET NAME CHANGE
- CO. INDICATES COMPANY

REMAINDER OF
 CALLED 155.664 ACRES
 MAPLE PARK DEVELOPMENT, LLC
 W.C.C.F. NO. 2215853



FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 12 OF 17

RES.

50' MATTERHORN EXPRESS PIPELINE, LLC
 EASEMENT AMENDED LIS PENDENS NOTICE
 W.C.C.F. NO. 2305842

50' KINDER MORGAN TEXAS PIPELINE LLC
 EASEMENT
 W.C.C.F. NO. 2404638

50' MIDTEXAS PIPELINE CO. EASEMENT LIS PENDENS
 CAUSE No. 95-07-13,479 VOL. 3, PG. 226, W.C.D.R.
 (ENERGY TRANSFER CO. 30" PIPELINE)

50' MATTERHORN EXPRESS PIPELINE, LLC EASEMENT
 AMENDED LIS PENDENS NOTICE W.C.C.F. NO. 2305842

50' MIDTEXAS PIPELINE CO. EASEMENT LIS PENDENS
 CAUSE No. 95-07-13,479 VOL. 3, PG. 226, W.C.D.R.
 (ENERGY TRANSFER CO. 30" PIPELINE)

1' RESERVE
 (SEE NOTE 16)

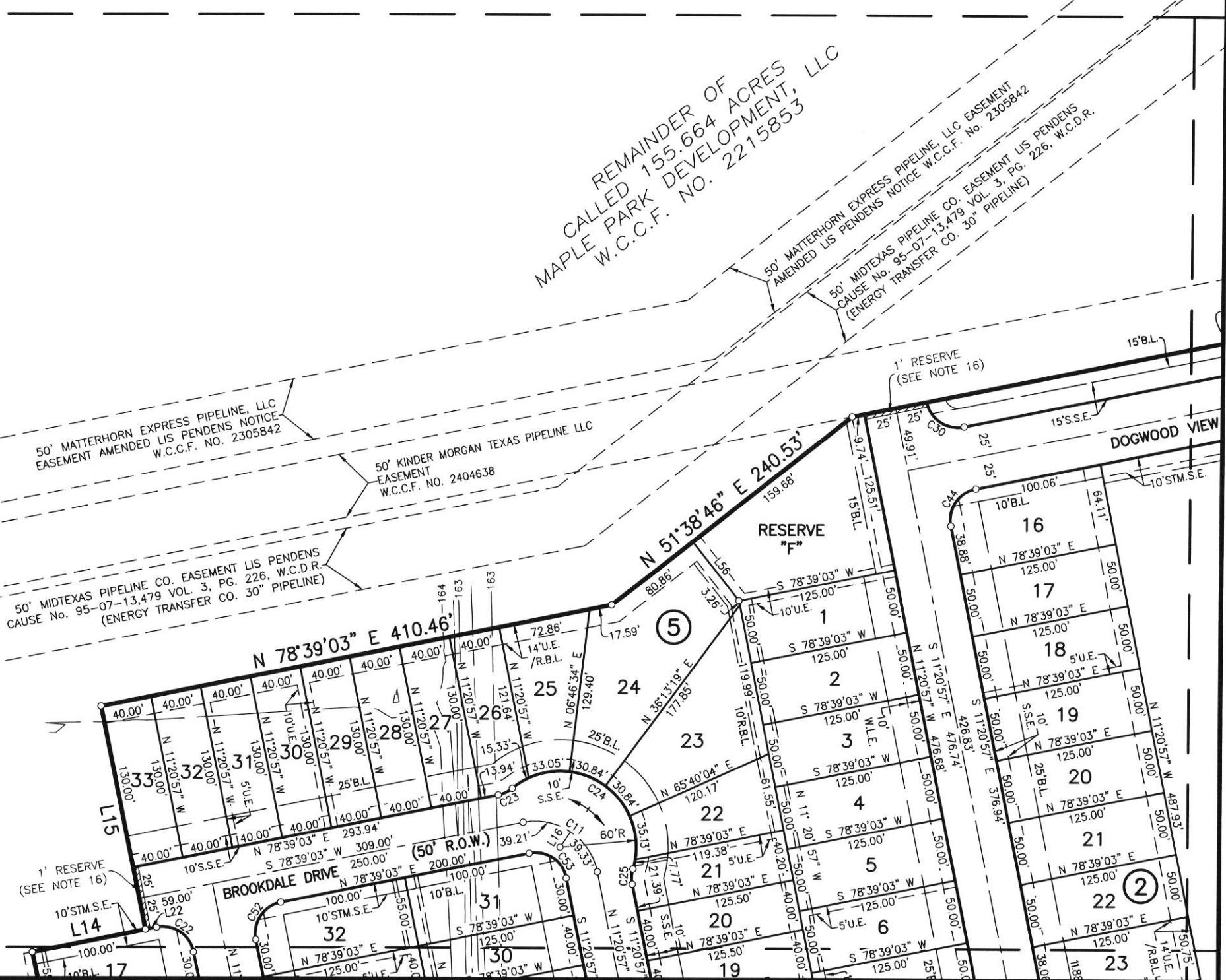
1' RESERVE
 (SEE NOTE 16)

10'STM.S.E.
 L14

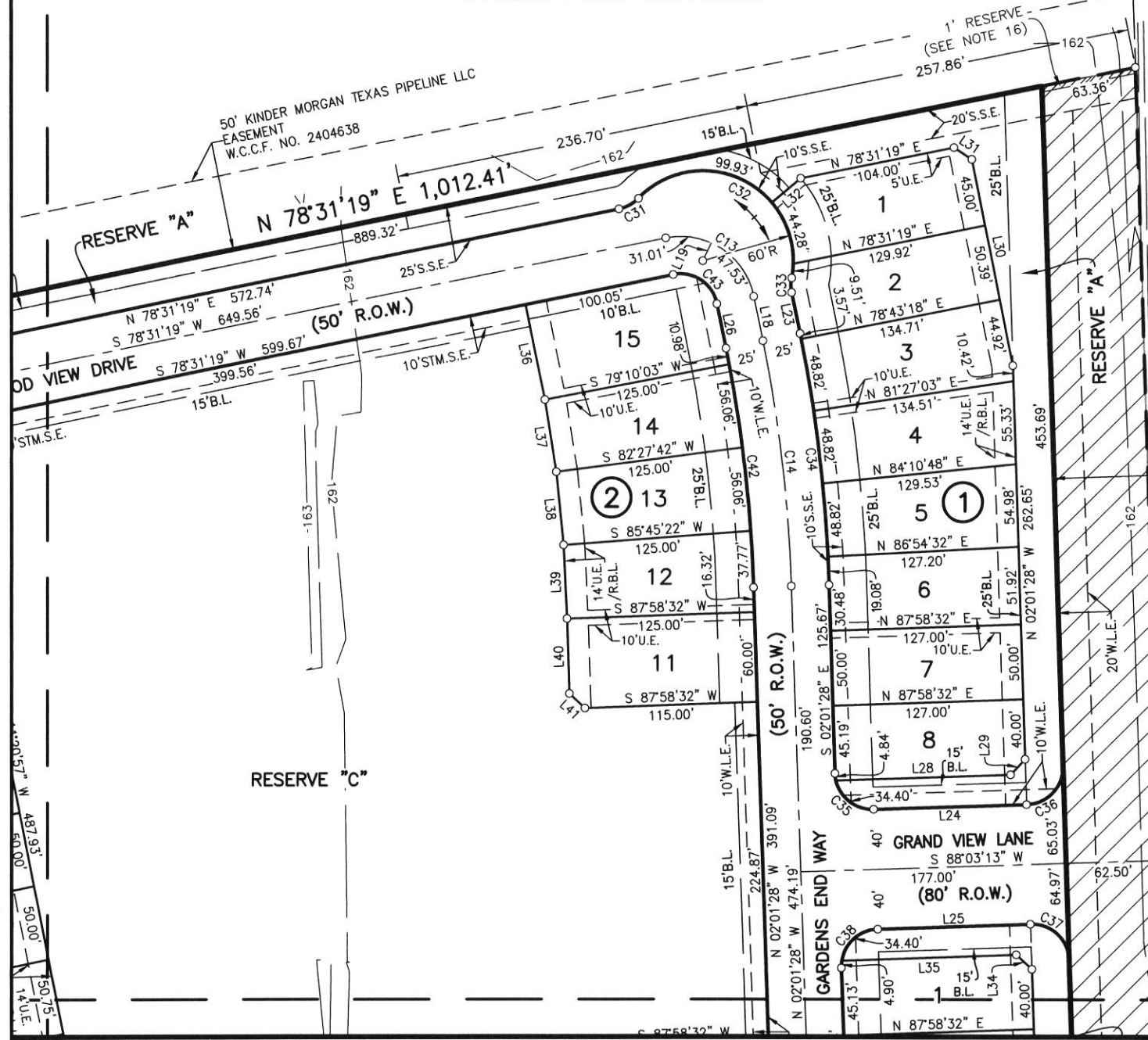
BROOKDALE DRIVE
 (50' R.O.W.)

RESERVE "F"

DOGWOOD VIEW



REMAINDER OF CALLED 155.664 ACRES
 MAPLE PARK DEVELOPMENT, LLC
 W.C.C.F. NO. 2215853

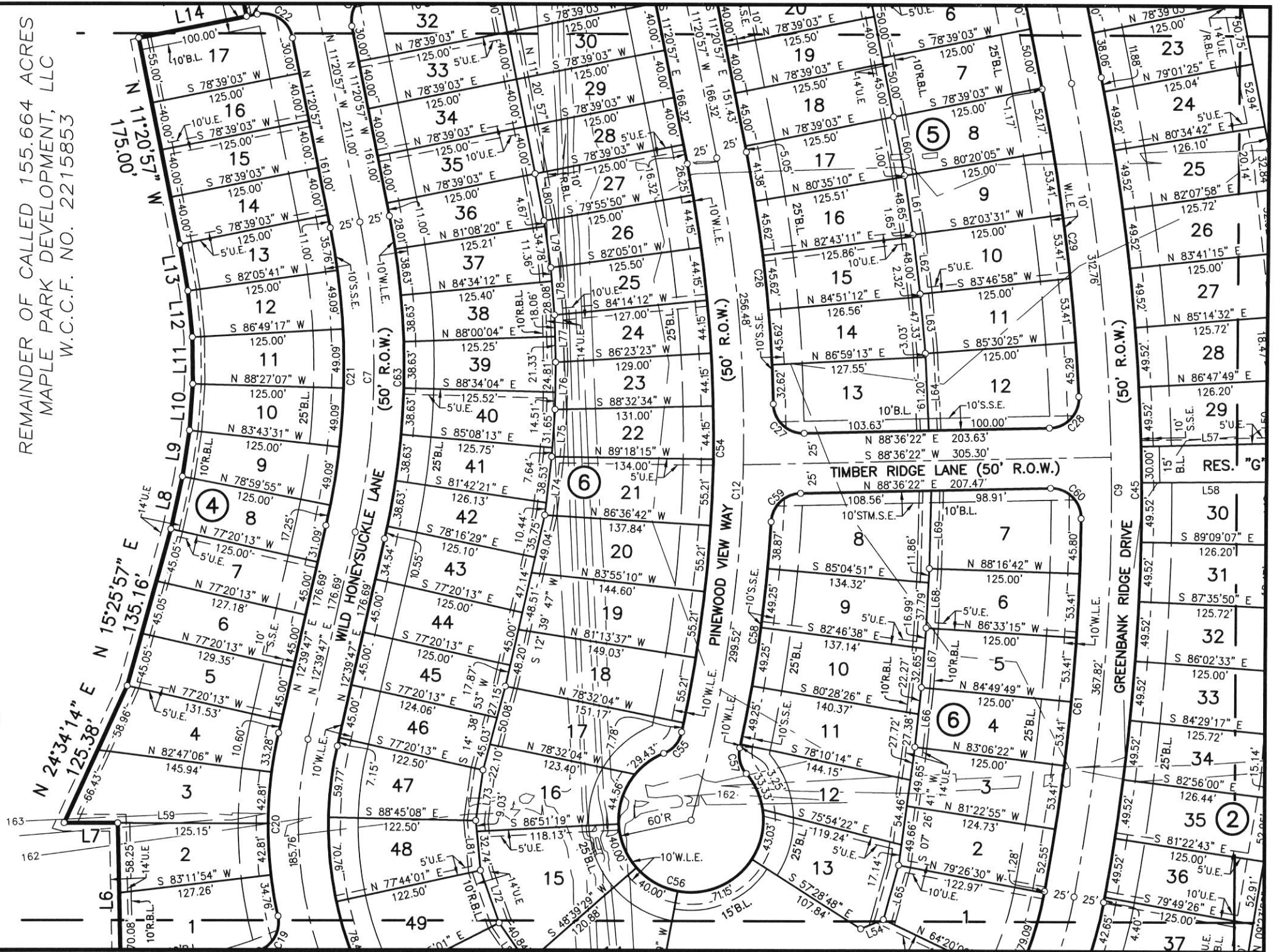
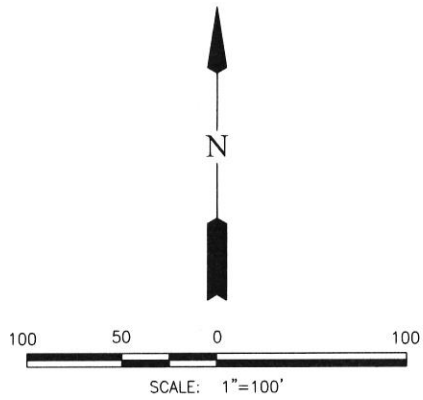


CALLLED 157.6620
 ACRES (TRACT 5)
 TERRANCE HLAVINKA
 CATTLE COMPANY
 VOL. 475, PG. 502,
 W.C.D.R.

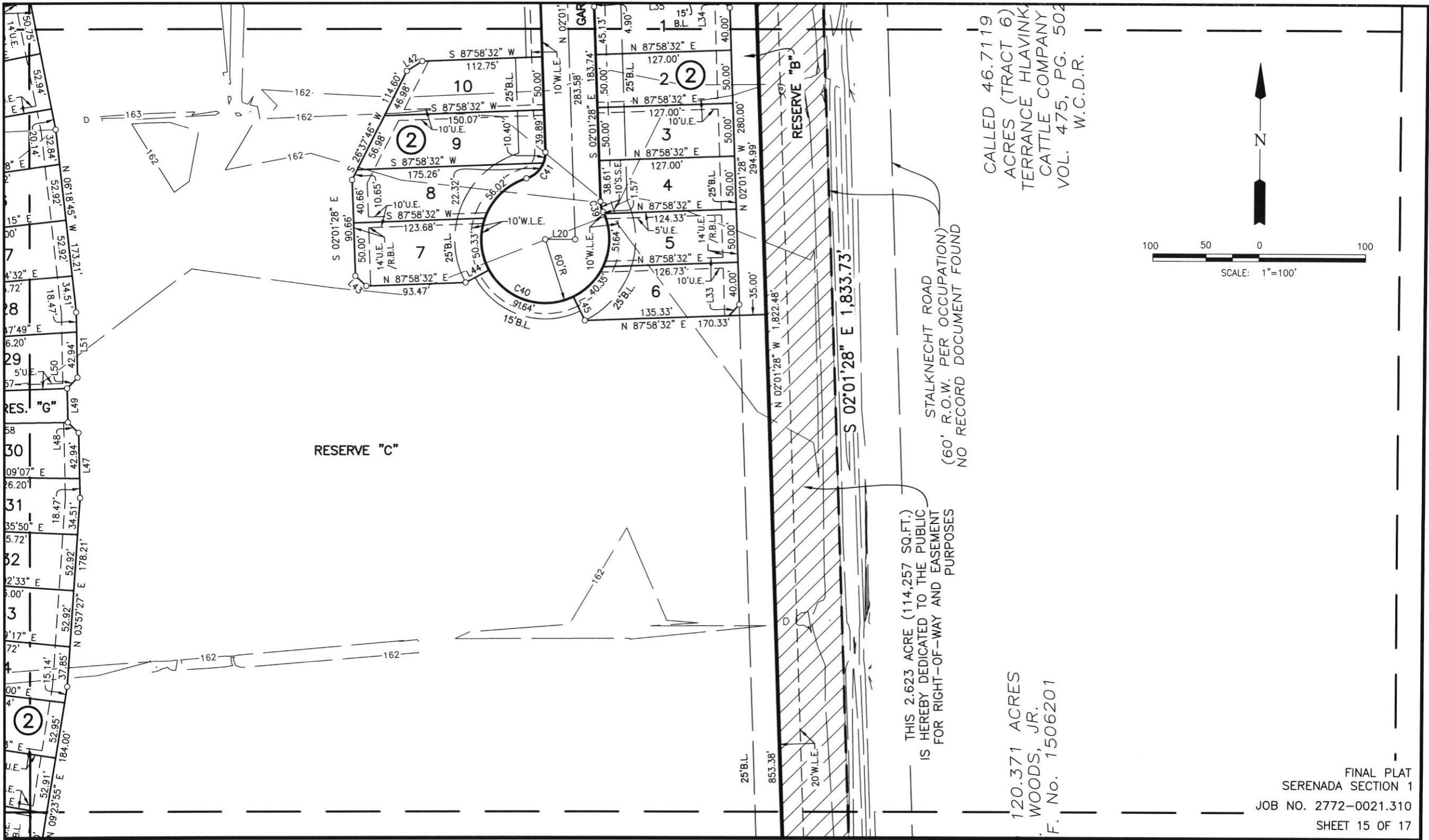
1119
 CT 6)
 AVINKA
 PANY
 502,

FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 13 OF 17

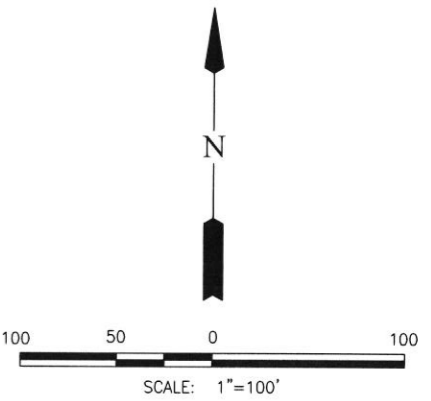
REMAINDER OF CALLED 155.664 ACRES
 MAPLE PARK DEVELOPMENT, LLC
 W.C.C.F. NO. 2215853



FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 14 OF 17



CALLED 46.7119
 ACRES (TRACT 6)
 TERRANCE HLAVINK
 CATTLE COMPANY
 VOL. 475, PG. 502
 W.C.D.R.

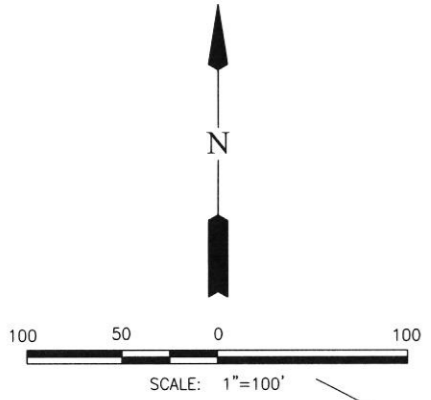


STALKNECHT ROAD
 (60' R.O.W. PER OCCUPATION)
 NO RECORD DOCUMENT FOUND

THIS 2.623 ACRE (114,257 SQ.FT.)
 IS HEREBY DEDICATED TO THE PUBLIC
 FOR RIGHT-OF-WAY AND EASEMENT
 PURPOSES

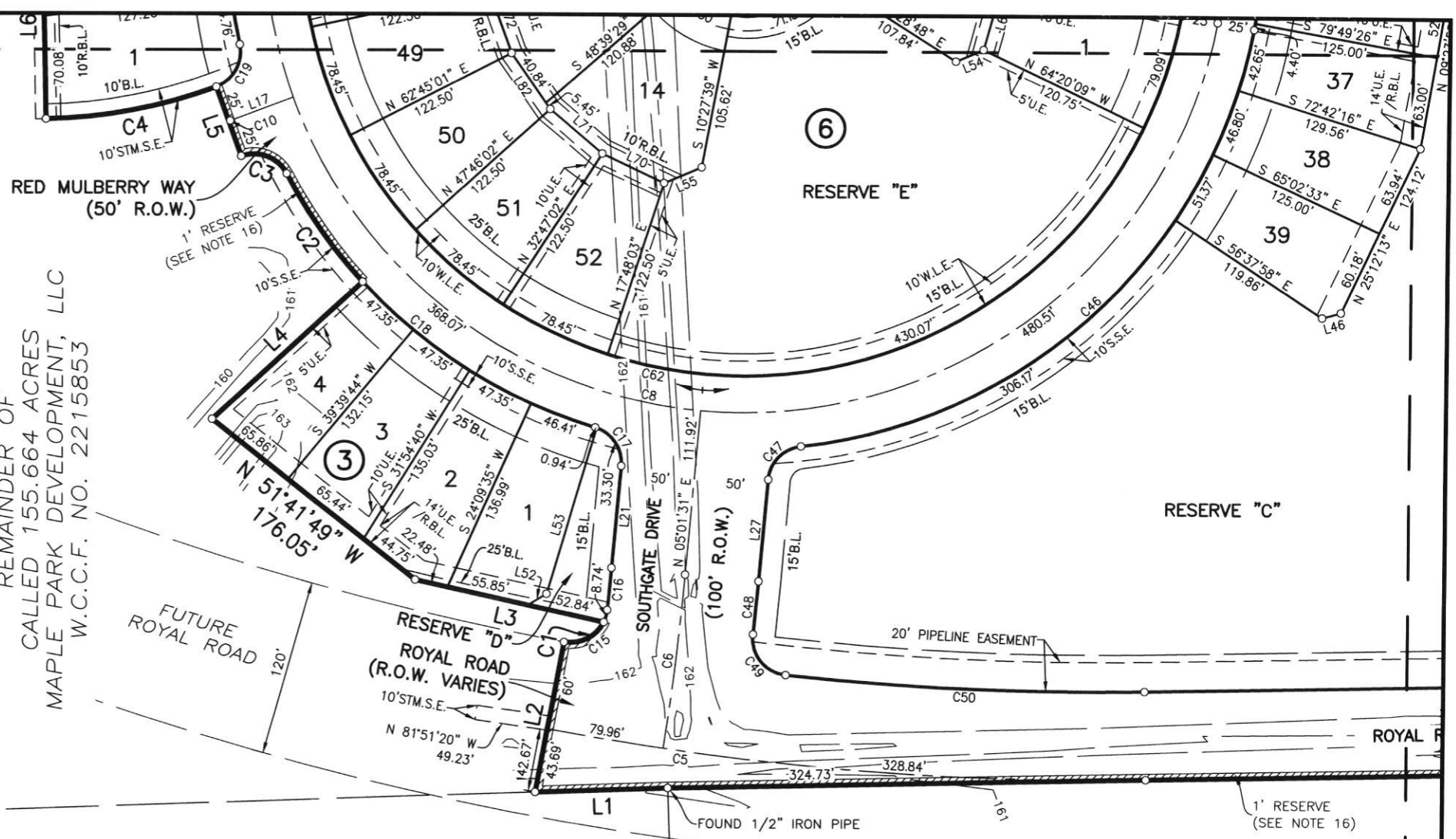
120.371 ACRES
 WOODS, JR.
 F. No. 1506201

FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 15 OF 17



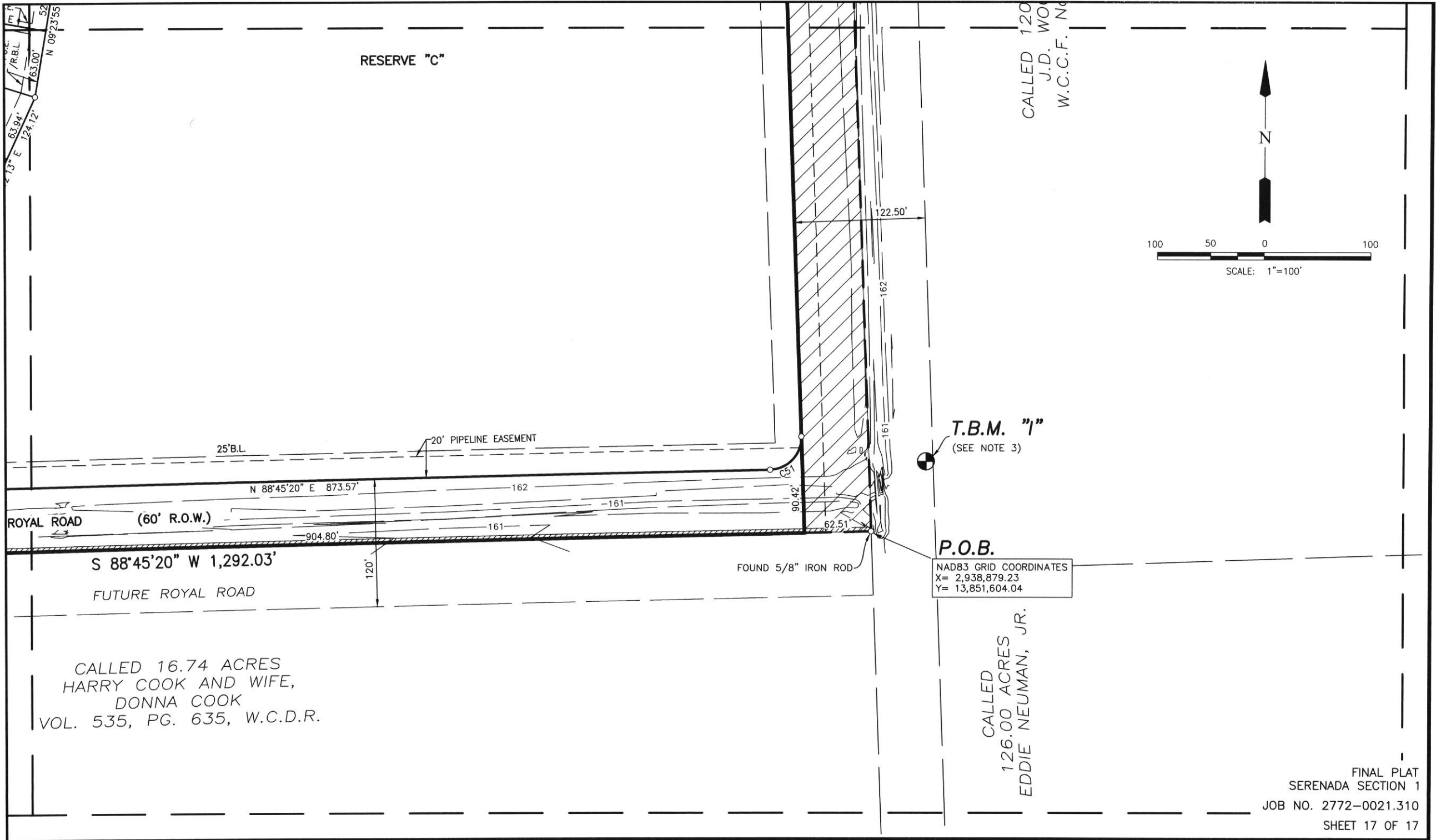
REMAINDER OF
 CALLED 155.664 ACRES
 MAPLE PARK DEVELOPMENT, LLC
 W.C.C.F. NO. 2215853

CALLED 24.07 ACRES
 MANUEL CABRERA
 W.C.C.F. No. 1802991



FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 16 OF 17

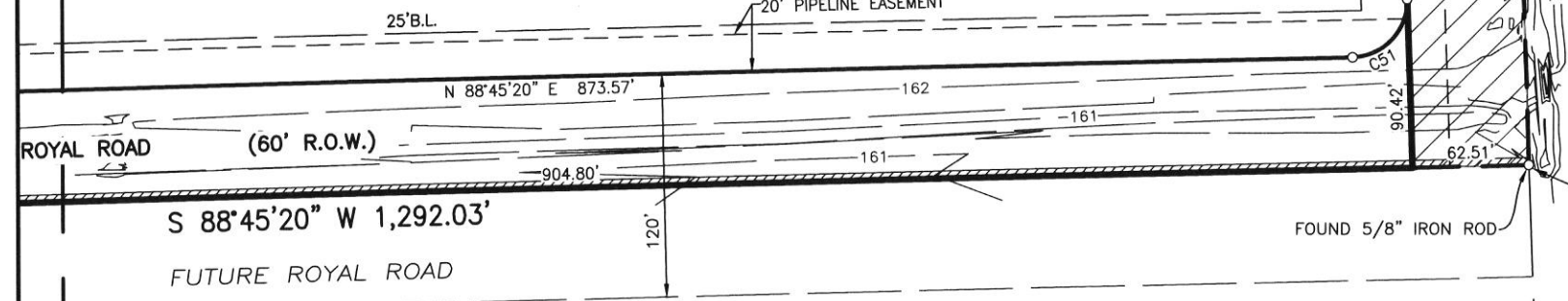
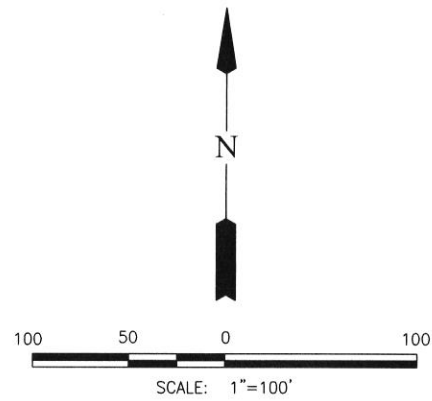
LJA ENGINEERING, INC.



13° E 124.12'
 63.94'
 R.B.L.
 63.00'
 N 09°23'55"

RESERVE "C"

CALLED 120
 J.D. WO
 W.C.C.F. No



T.B.M. "I"
 (SEE NOTE 3)

P.O.B.
 NAD83 GRID COORDINATES
 X= 2,938,879.23
 Y= 13,851,604.04

CALLED 16.74 ACRES
 HARRY COOK AND WIFE,
 DONNA COOK
 VOL. 535, PG. 635, W.C.D.R.

CALLED
 126.00 ACRES
 EDDIE NEUMAN, JR.

FINAL PLAT
 SERENADA SECTION 1
 JOB NO. 2772-0021.310
 SHEET 17 OF 17