

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Section 7

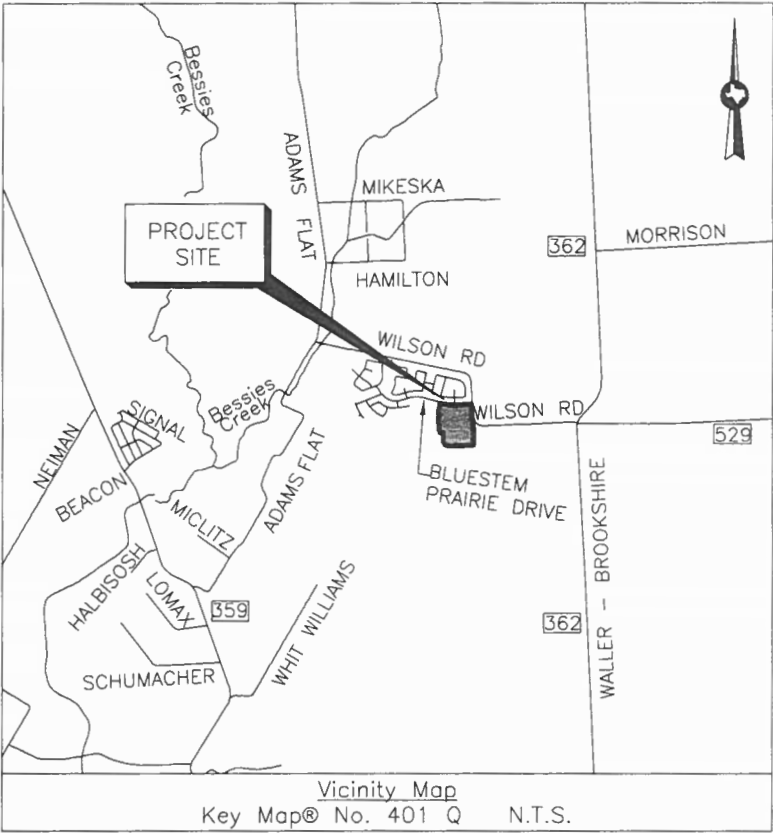
Date: April 16, 2025

Background

Final Plat of Bluestem Section 7 Subdivision which consists of 27.46 acres will include 132 Lots, 4 Blocks and 2 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BLUESTEM SECTION 7

BEING A SUBDIVISION OF 27.46 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

132 LOTS 4 BLOCKS 2 RESERVES

OWNER

HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED LIABILITY COMPANY
13141 NORTHWEST FREEWAY,
HOUSTON, TEXAS 77040
(281) 671-9000

MARCH, 2025	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 7	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 1 OF 19				

STATE OF TEXAS
COUNTY OF WALLER

We, HOU-Bluestem 17, LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Section 7, 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, Owners of hereby certify that we are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Bluestem Section 7 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 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 Bluestem Development Company 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 21 day of March, 2025.

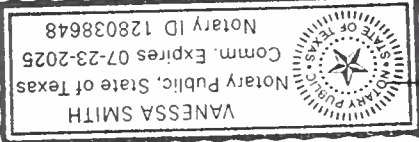
OWNER
HOU-Bluestem 17, LLC,
a Texas limited liability company

BY: Patrick Carrigan-Smith, Corporate Director, Land Development and Acquisitions
HOU-Bluestem 17, LLC, a Texas limited liability company

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Carrigan-Smith, Corporate Director, Land Development and Acquisitions of HOU-Bluestem 17, LLC, a Texas 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 21 day of March, 2025



Vanessa Smith
Notary Public in and for the State of Texas
My Commission expires: 07-23-2025

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date _____ J. Ross McCall, P.E.,
County Engineer

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at _____ o'clock _____M., in File No. _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

This is to certify that I, A. Munroe Kelsay, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E, dated February 18, 2009.

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

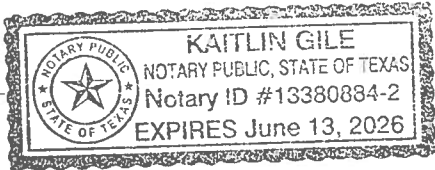


STATE OF TEXAS X
COUNTY OF Harris

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 20th day of March, 2025.

Kaitlin Gile
Notary Public in and for the State of Texas
My Commission expires: 6/13/26



APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 20____ A.D.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

MARCH, 2025	OWNER: HOU-BLUESTEM 17 LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 7	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 3 OF 19			

NOTES:

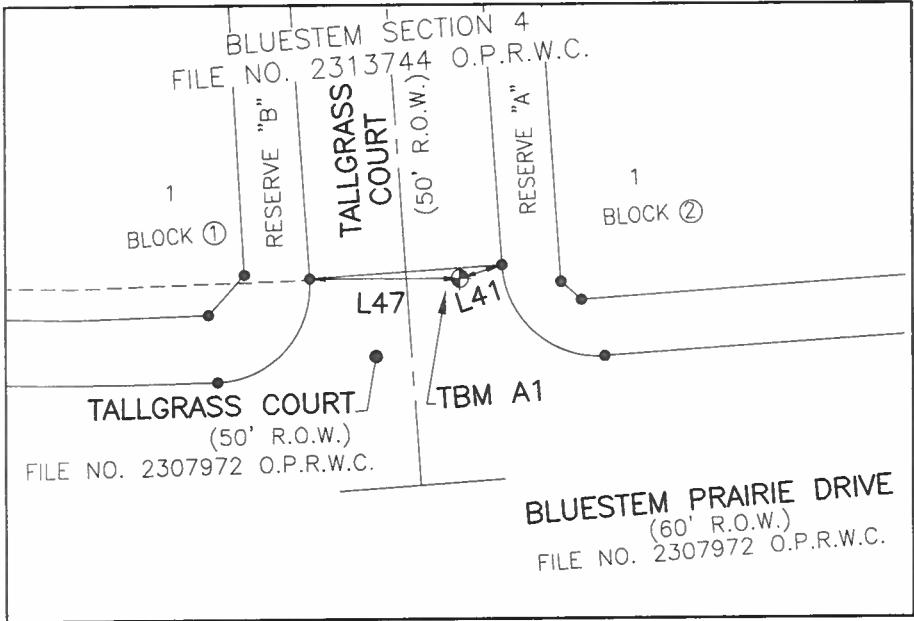
- (1) B.L. indicates Building Line
FND. indicates Found
FT. indicates Foot
I.P. indicates Iron Pipe
N.T.S. indicates Not To Scale
O.P.R.W.C. indicates Official Public Records Waller County
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
(F) indicates Found 5/8" Capped Iron Rod stamped "E.H.R.A. 713-784-4500"
-  indicates Street Name Change
- (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 = 0.999906628611.
- (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, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (7) There are no pipelines or pipeline 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 construction, improvement or maintenance.
- (9) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E and Map No. 48473C0350E, 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.
- (10) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (11) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (12) A subdivision variance has been approved to allow a minimum right-of-way width of 60' to 50' by Waller County Commissioners Court on July 28, 2021.
- (13) 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 July 28, 2021.
- (14) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet with a minimum tangent of 50 feet between the reverse curves by Waller County Commissioners Court on March 2, 2022.
- (15) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of 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.
- (16) The proposed land uses for Bluestem Section 7 shall consist of residential, right-of-way, landscape, and open space.
- (17) Tract is subject to Affidavit to the Public as recorded under County Clerk's File No.2210774 of the Official records of Waller County, Texas.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE & UTILITY USES	0.8961 ACRES / 39,035 SQ. FT.
B	LANDSCAPE, OPEN SPACE & UTILITY USES	0.1619 ACRE / 7,054 SQ. FT.
		TOTAL ACREAGE = 1.0580 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) 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 HOU-Bluestem 17, 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°21'32"E	62.05'
L2	N89°32'01"E	16.45'
L3	N79°18'10"W	45.95'
L4	N60°49'50"W	42.39'
L5	N49°11'58"W	42.25'
L6	N32°55'00"W	42.51'
L7	N15°52'44"W	42.60'
L8	N05°37'53"W	53.12'
L9	S87°10'03"W	94.25'
L10	N02°49'57"W	50.00'
L11	N02°49'05"W	50.00'
L12	N14°22'29"E	71.12'
L13	S75°37'31"E	86.14'
L14	N87°10'03"E	129.24'
L15	N02°49'57"W	155.26'
L16	S88°54'18"W	175.18'
L17	N02°49'57"W	172.92'
L18	N11°09'00"W	33.54'
L19	N87°10'03"E	107.60'
L20	S37°16'17"E	5.57'
L21	S42°10'03"W	7.57'
L22	N17°26'51"E	22.13'
L23	N47°34'30"W	7.38'
L24	N43°02'11"E	8.20'
L25	S87°10'03"W	104.99'
L26	N47°57'16"W	7.47'
L27	N01°09'28"W	50.35'
L28	N03°21'11"E	69.37'
L29	N08°57'58"E	79.53'
L30	N14°02'07"E	70.63'
L31	N61°33'37"E	66.21'
L32	S76°15'54"E	94.54'
L33	S80°11'15"E	66.80'
L34	S83°16'15"E	49.54'
L35	S85°57'41"E	49.54'
L36	S88°39'09"E	49.55'
L37	N88°39'18"E	49.57'
L38	N86°35'09"E	49.98'
L39	S48°22'09"E	109.30'
L40	N56°33'07"W	39.38'
L41	S71°56'10"W	11.52'
L42	N42°10'03"E	7.42'
L43	S87°10'03"W	105.00'
L44	S87°10'03"W	50.01'
L45	N02°49'57"W	45.68'
L46	N14°22'29"E	126.12'
L47	S89°45'23"E	38.93'



DETAIL
TEMPORARY BENCHMARK (TBM) A1
SCALE: 1"=50'
CUT BOX IN CONCRETE
ELEV.=181.35'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.756'
(SEE SHEET 12)

FIELD DESCRIPTION

FIELD NOTES of a 27.46 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 27.46 acre tract of land being all of a called 27.46 acre tract of land described in deed and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2411107; said 27.46 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 = 0.999906628611.

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the West end of a return at the intersection of the Westerly right-of-way line of Wilson Road (width varies) as recorded in Volume 184, Page 589 of the Waller County Deed Records, and the Southerly right-of-way line of Bluestem Prairie Drive (60 feet wide) and recorded in File No. 2307972 of the Official Public Records of Waller County (O.P.R.W.C.), being in the arc of a non-tangent curve to the right.

- 1) THENCE along said return and said non-tangent curve to the right having a radius of 30.00 feet, a central angle of 91°10'02", an arc length of 47.74 feet and a chord bearing South 48°19'20" East, a distance of 42.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the South end of said return and the point of tangency in the Westerly right-of-way line of said Wilson Road.
- 2) THENCE South 02°45'37" East along the Easterly line of this tract of land and the Westerly right-of-way line of said Wilson Road a distance of 402.79 feet to a 1/2-inch iron pipe found for an angle point.
- 3) THENCE South 19°21'32" East along the Easterly line of this tract of land and the Westerly right-of-way line of said Wilson Road a distance of 62.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 4) THENCE South 02°44'52" East along the Easterly line of this tract of land and the Westerly right-of-way line of said Wilson Road a distance of 252.12 feet to a 1/2-inch iron pipe found for an angle point.
- 5) THENCE North 89°32'01" East along the Easterly line of this tract of land and the Westerly right-of-way line of said Wilson Road a distance of 16.45 feet to a 5/8-inch iron rod found for the Northwest corner of a called 21.360 acre tract of land as described in deed and recorded in W.C.C.F. No. 151370.
- 6) THENCE South 01°13'22" West along the Easterly line of this tract of land and the Westerly line of said 21.360 acre tract a distance of 494.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land, in the Westerly line of said 21.360 acre tract and the Easterly line of said 70.904 acre tract.
- 7) THENCE South 87°40'57" West along the Southerly line of this tract of land a distance of 738.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 8) THENCE North 79°18'10" West along the Southwesterly line of this tract of land a distance of 45.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 9) THENCE North 60°49'50" West along the Southwesterly line of this tract of land a distance of 42.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 10) THENCE North 49°11'58" West along the Southwesterly line of this tract of land a distance of 42.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 11) THENCE North 32°55'00" West along the Southwesterly line of this tract of land a distance of 42.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 12) THENCE North 15°52'44" West along the Southwesterly line of this tract of land a distance of 42.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 13) THENCE North 05°37'53" West along the Southwesterly line of this tract of land a distance of 53.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 14) THENCE North 02°49'57" West along the Westerly line of this tract of land a distance of 218.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 15) THENCE South 87°10'03" West along the Westerly line of this tract of land a distance of 94.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 16) THENCE North 02°49'57" West along the Westerly line of this tract of land 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, being in the arc of a non-tangent curve to the right.
- 17) THENCE along Westerly line of this tract of land and said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing North 47°49'57" West, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 18) THENCE North 02°49'57" West along the Westerly line of this tract of land a distance of 396.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right.
- 19) THENCE along Westerly line of this tract of land and said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing North 42°10'03" East, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.

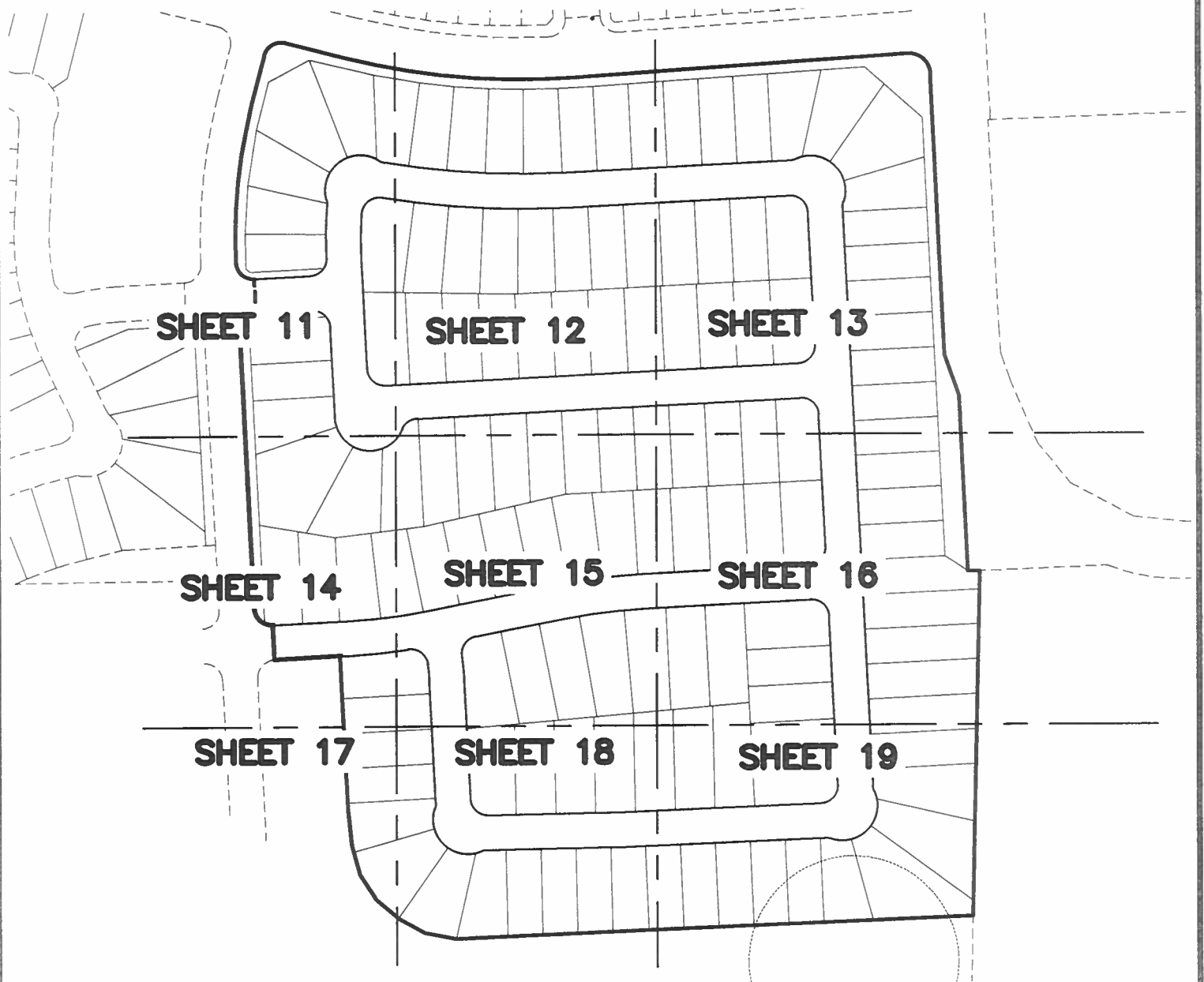
MARCH, 2025	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattting@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 6 OF 19				

FIELD DESCRIPTION CONTINUED:

- 20) THENCE North 02°49'05" West along the Westerly line of this tract of land 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, being in the arc of a non-tangent curve to the right.
- 21) THENCE along the Westerly line of this tract of land and said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°19'48", an arc length of 39.41 feet and a chord bearing North 47°40'03" West, a distance of 35.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of compound curvature.
- 22) THENCE along the Westerly line of this tract of land and said compound curve to the right having a radius of 775.00 feet, a central angle of 16°52'38", an arc length of 228.28 feet and a chord bearing North 05°56'10" East, a distance of 227.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 23) THENCE North 14°22'29" East along the Westerly line of this tract of land a distance of 71.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the right.
- 24) THENCE along said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing North 59°22'29" East, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point in the Northerly line of this tract of land and in the Southerly right-of-way line of said Bluestem Prairie Drive and the point of tangency.
- 25) THENCE South 75°37'31" East along the Northerly line of this tract of land and the Southerly right-of-way line of said Bluestem Prairie Drive a distance of 86.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the left.
- 26) THENCE along the Northerly line of this tract of land, the Southerly right-of-way line of said Bluestem Prairie Drive and along said curve to the left having a radius of 1,030.00 feet, a central angle of 18°16'51", an arc length of 328.63 feet and a chord bearing South 84°45'56" East, a distance of 327.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of tangency.
- 27) THENCE North 86°05'39" East along the Northerly line of this tract of land and the Southerly right-of-way line of said Bluestem Prairie Drive a distance of 480.59 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 27.46 acres (1,196,042 sq.ft.) of land.

MARCH, 2025	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 19				

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	91°10'02"	47.74'	S48°19'20"E	42.86'
C2	25.00'	90°00'00"	39.27'	N47°49'57"W	35.36'
C3	25.00'	90°00'00"	39.27'	N42°10'03"E	35.36'
C4	25.00'	90°19'48"	39.41'	N47°40'03"W	35.46'
C5	775.00'	16°52'38"	228.28'	N05°56'10"E	227.46'
C6	25.00'	90°00'00"	39.27'	N59°22'29"E	35.36'
C7	1030.00'	18°16'51"	328.63'	S84°45'56"E	327.24'
C8	50.00'	90°00'00"	78.54'	N47°49'57"W	70.71'
C9	620.00'	6°24'20"	69.32'	N00°22'13"E	69.28'
C10	50.00'	95°55'45"	83.71'	N51°32'16"E	74.27'
C11	1200.00'	12°20'05"	258.34'	S86°39'54"E	257.84'
C12	50.00'	90°00'00"	78.54'	S47°49'57"E	70.71'
C13	50.00'	90°30'54"	78.99'	S42°25'30"W	71.03'
C14	1000.00'	1°13'21"	21.34'	S88°17'38"W	21.34'
C15	50.00'	88°15'45"	77.02'	N46°57'49"W	69.63'
C16	300.00'	8°19'03"	43.55'	N06°59'28"W	43.51'
C17	800.00'	8°19'03"	116.13'	N83°00'32"E	116.03'
C18	800.00'	8°19'03"	116.13'	N83°00'32"E	116.03'
C19	825.00'	5°47'37"	83.42'	N84°16'15"E	83.39'
C20	25.00'	91°03'44"	39.73'	S53°05'41"E	35.68'
C21	275.00'	4°43'53"	22.71'	S05°11'53"E	22.70'
C22	25.00'	21°02'22"	9.18'	S07°41'14"W	9.13'
C23	50.00'	130°20'29"	113.74'	S46°57'49"E	90.76'
C24	25.00'	21°02'22"	9.18'	N78°23'07"E	9.13'
C25	1025.00'	1°13'21"	21.87'	N88°17'38"E	21.87'
C26	25.00'	21°02'22"	9.18'	S81°47'52"E	9.13'
C27	50.00'	132°35'38"	115.71'	N42°25'30"E	91.56'
C28	25.00'	21°02'22"	9.18'	N13°21'08"W	9.13'
C29	25.00'	21°02'22"	9.18'	N07°41'14"E	9.13'
C30	50.00'	132°04'44"	115.26'	N47°49'57"W	91.38'
C31	25.00'	21°02'22"	9.18'	S76°38'52"W	9.13'
C32	1175.00'	12°33'10"	257.43'	N86°33'22"W	256.91'
C33	25.00'	21°42'01"	9.47'	N69°25'46"W	9.41'
C34	50.00'	136°55'33"	119.49'	S52°57'28"W	93.02'
C35	25.00'	19°51'23"	8.66'	S05°34'37"E	8.62'
C36	645.00'	6°36'25"	74.38'	S01°02'52"W	74.34'
C37	25.00'	89°25'24"	39.02'	S42°27'21"W	35.18'
C38	775.00'	8°19'03"	112.50'	N83°00'32"E	112.41'
C39	825.00'	8°19'03"	119.76'	N83°00'32"E	119.66'
C40	25.00'	90°00'00"	39.27'	N42°10'03"E	35.36'
C41	25.00'	90°00'00"	39.27'	N47°49'57"W	35.36'
C42	25.00'	64°27'12"	28.12'	S54°56'27"W	26.66'
C43	50.00'	154°27'13"	134.79'	N80°03'32"W	97.53'
C44	25.00'	90°00'00"	39.27'	N47°49'57"W	35.36'
C45	25.00'	90°00'00"	39.27'	S42°10'03"W	35.36'
C46	25.00'	90°00'00"	39.27'	N47°49'57"W	35.36'
C47	595.00'	6°24'20"	66.52'	N00°22'13"E	66.49'
C48	25.00'	95°55'45"	41.86'	N51°32'16"E	37.14'
C49	1225.00'	12°20'05"	263.72'	S86°39'54"E	263.21'
C50	25.00'	90°00'00"	39.27'	S47°49'57"E	35.36'
C51	775.00'	8°19'03"	112.50'	N83°00'32"E	112.41'
C52	25.00'	90°00'00"	39.27'	S47°49'57"E	35.36'
C53	25.00'	90°30'54"	39.49'	S42°25'30"W	35.51'
C54	975.00'	1°13'21"	20.80'	S88°17'38"W	20.80'
C55	25.00'	88°15'45"	38.51'	N46°57'49"W	34.82'
C56	325.00'	5°37'18"	31.89'	N05°38'36"W	31.87'
C57	25.00'	87°18'15"	38.09'	N35°11'53"E	34.51'
C58	800.00'	17°12'26"	240.26'	N05°46'16"E	239.36'



MARCH, 2025

OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 7

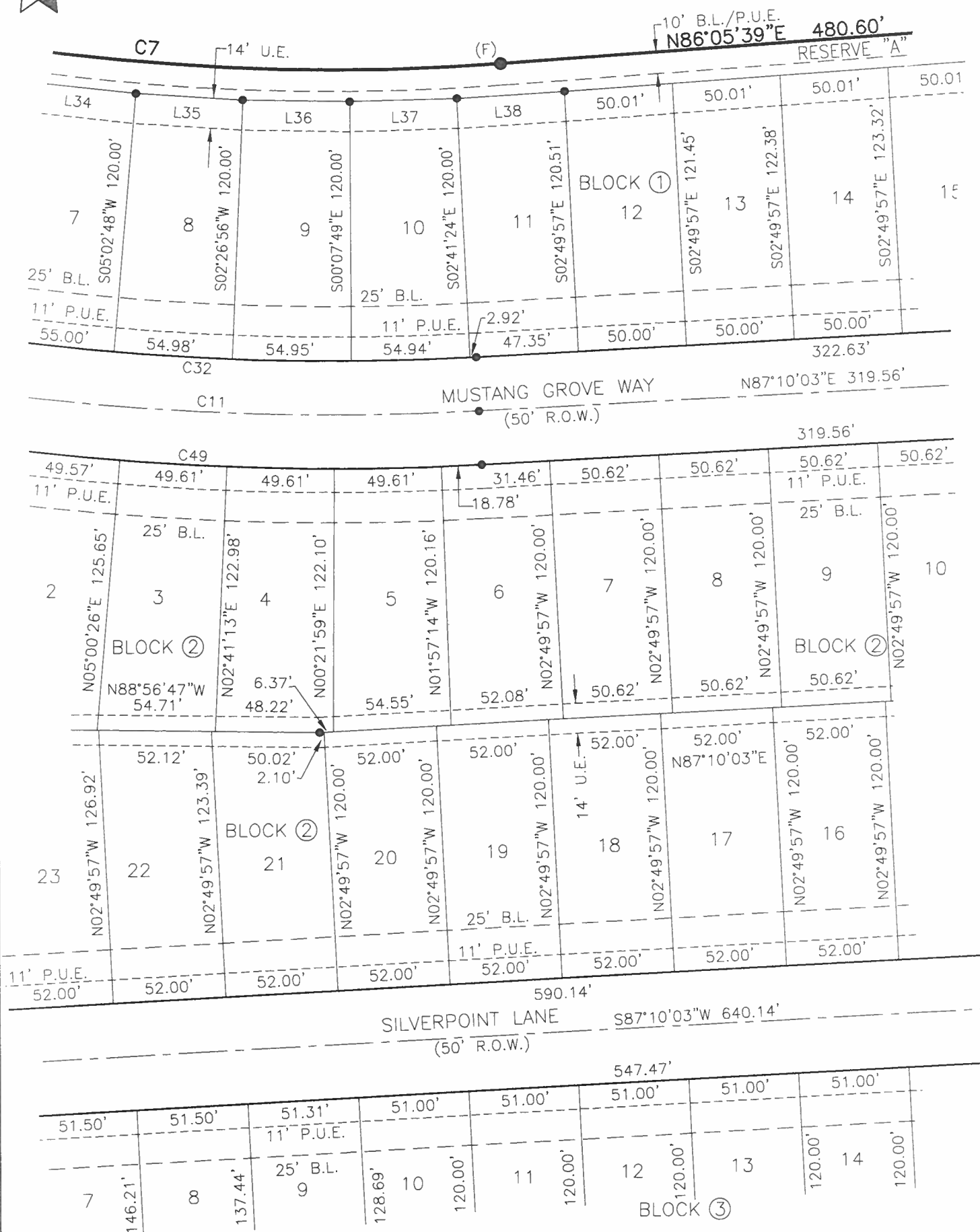
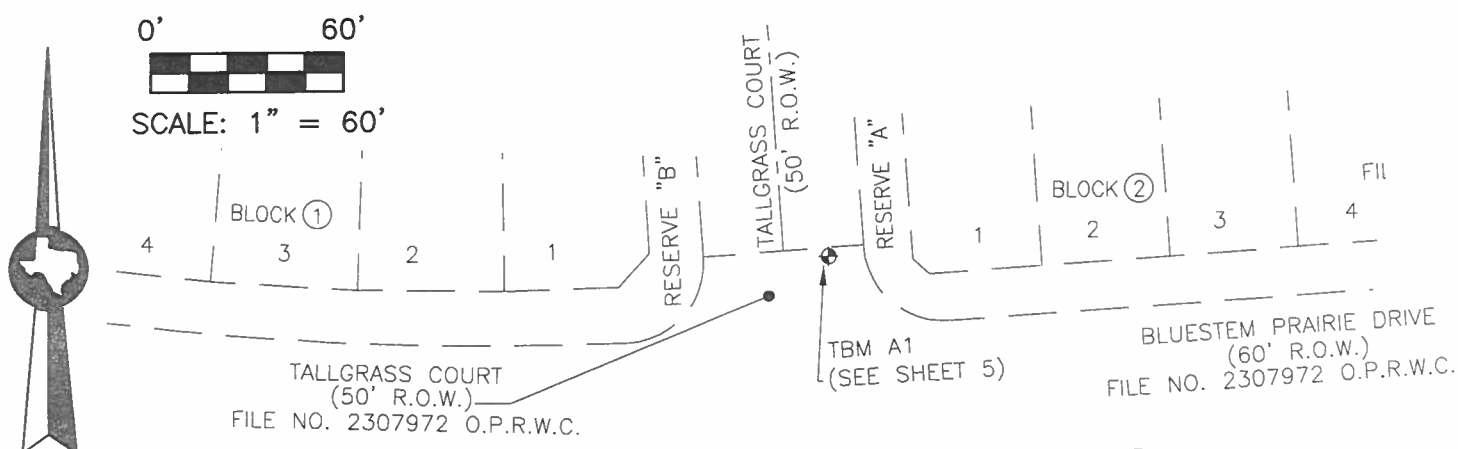


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TBPE No. F-726
TBPELS No. 10092300

SHEET 9 OF 19

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
1	1	MUSTANG GROVE WAY	3001
	2		3005
	3		3009
	4		3013
	5		3017
	6		3021
	7		3025
	8		3029
	9		3033
	10		3037
	11		3041
	12		3045
	13		3049
	14		3053
	15		3057
	16		3061
	17		3065
	18		3069
	19		3073
	20		3077
	21		3081
	22		3085
	23		3089
	24		3093
	25		3097
	26		3101
	27		3105
	28		3109
	29		3113
	30		3117
	31		3121
	32		3125
	33		3129
	34		3133
	35		3137
	36		3141
	37		3145
	38		3149
	39		3153
	40		3157
	41		3161
	42		3165
	43		3169
	44		3173
	45		3177
	46		3181
	47		3185
	48		3189
	49		3193
	50		3197
	51		3201
	52		3205
	53		3209
	54		3213
	55		3217
	56		3221
	57		3225
	RESERVE "A"	ROUND TREE LANE	3009
2	1	MUSTANG GROVE WAY	3020
	2		3024
	3		3028
	4		3032
	5		3036
	6		3040
	7		3044
	8		3048
	9		3052
	10		3056
	11		3060
	12		3064
	13	SILVERPOINT LANE	3065
	14		3061
	15		3057
	16		3053
	17		3049
	18		3045
	19		3041
	20		3037
	21		3033
	22		3029
	23		3025
	24		3021

3	1	SILVERPOINT LANE	3000
	2		3004
	3		3008
	4		3012
	5		3016
	6		3020
	7		3024
	8		3028
	9		3032
	10		3036
	11		3040
	12		3044
	13		3048
	14		3052
	15		3056
	16		3060
	17		3064
	18	ROSEMARY DRIVE	3057
	19		3053
	20		3049
	21		3045
	22		3041
	23		3037
	24		3033
	25		3029
	26		3025
	27		3021
	28		3017
	29		3013
	30		3009
	31		3005
	32		3001
	RESERVE "B"	ROUNDTREE LANE	3029
4	1	ROSEMARY DRIVE	3020
	2		3024
	3		3028
	4		3032
	5		3036
	6		3040
	7		3044
	8	MUSTANG GROVE WAY	3124
	9		3128
	10		3132
	11		3136
	12		3140
	13		3144
	14		3148
	15		3152
	16		3156
	17		3160
	18		3164
	19		3168



MARCH, 2025

OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 7



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TBPE L No. 10092300

SHEET 12 OF 19



0' 60'
SCALE: 1" = 60'

BLUESTEM SECTION 4
FILE NO. 2313744 O.P.R.W.C.

BLUESTEM PRAIRIE DRIVE
(60' R.O.W.)
FILE NO. 2307972 O.P.R.W.C.

P.O.B.
X:2,928,640.58
Y:13,878,527.41



WILSON ROAD
WIDTH VARIES (AS OCCUPIED)
VOL. 184, PG. 589 W.C.D.R.



0' 60'
SCALE: 1" = 60'

BLUESTEM SECTION 6
O.P.R.W.C.
FILE NO.

CALLLED 12.98 ACRES
BLUESTEM DEVELOPMENT
COMPANY, LLC
W.C.C.F. NO. 2307502

CALLLED 70.904 ACRES
BROOKSHIRE LAND HOLDING COMPANY, LLC
W.C.C.F. NO. 2201122

X:2,927,733.48
Y:13,877,662.72

1 FT. RESERVE
(SEE NOTE NO. 15)

FUTURE
ROSEMARY DRIVE
(50' R.O.W.)

FUTURE
ROUNDTREE LANE
(50' R.O.W.)

RESERVE "B"

FUTURE
ROUNDTREE LANE
(50' R.O.W.)

N02°49'57"W 396.91'

BLOCK ③

CALLLED 70.904 ACRES
BROOKSHIRE LAND
HOLDING COMPANY, LLC
W.C.C.F. NO. 2201122

N02°49'57"W 218.95'

FINAL PLAT OF
BLUESTEM
SECTION 7



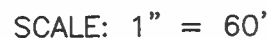
ENGINEERING THE FUTURE
SINCE 1936

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TBPE No. F-726
TBPELS No. 10092300

MARCH, 2025

OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

SHEET 14 OF 19



OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 7



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TBPELS No. 10092300



SCALE: 1" = 60'



MARCH, 2025

OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 7

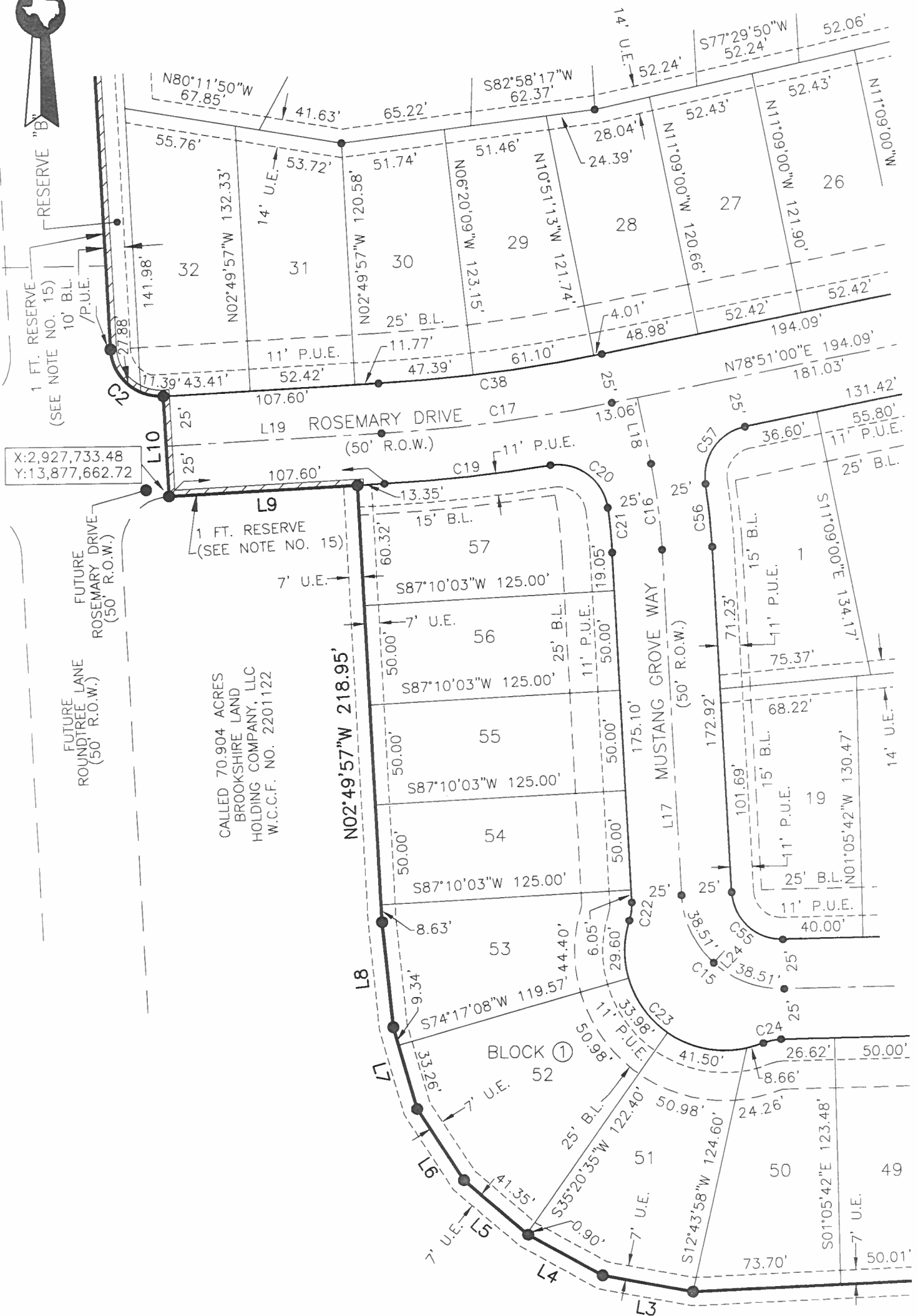


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TBPE No. F-726
TBPELS No. 10092300

SHEET 16 OF 19



0' 60'
SCALE: 1" = 60'



MARCH, 2025

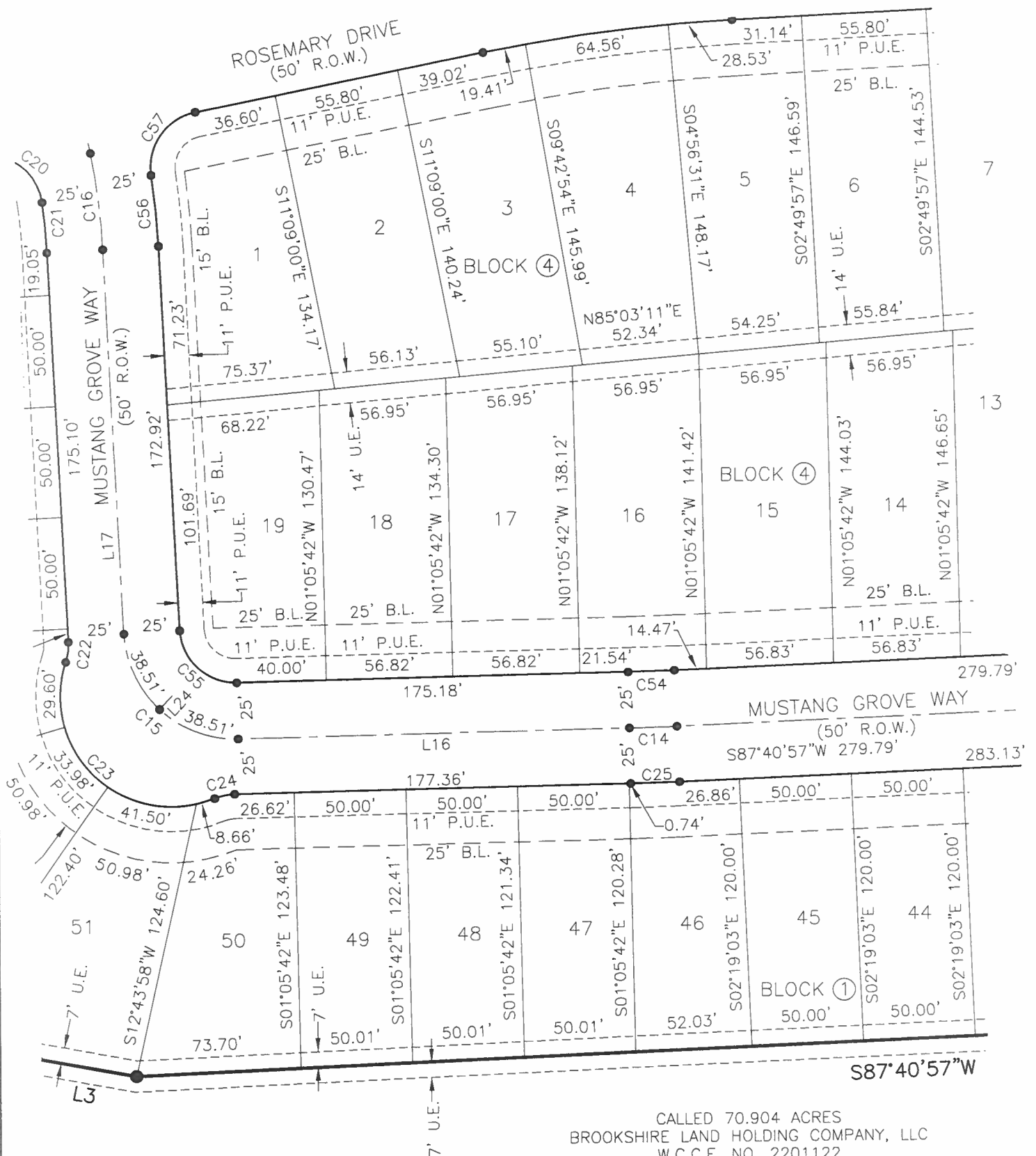
OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 7



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SINCE 1936

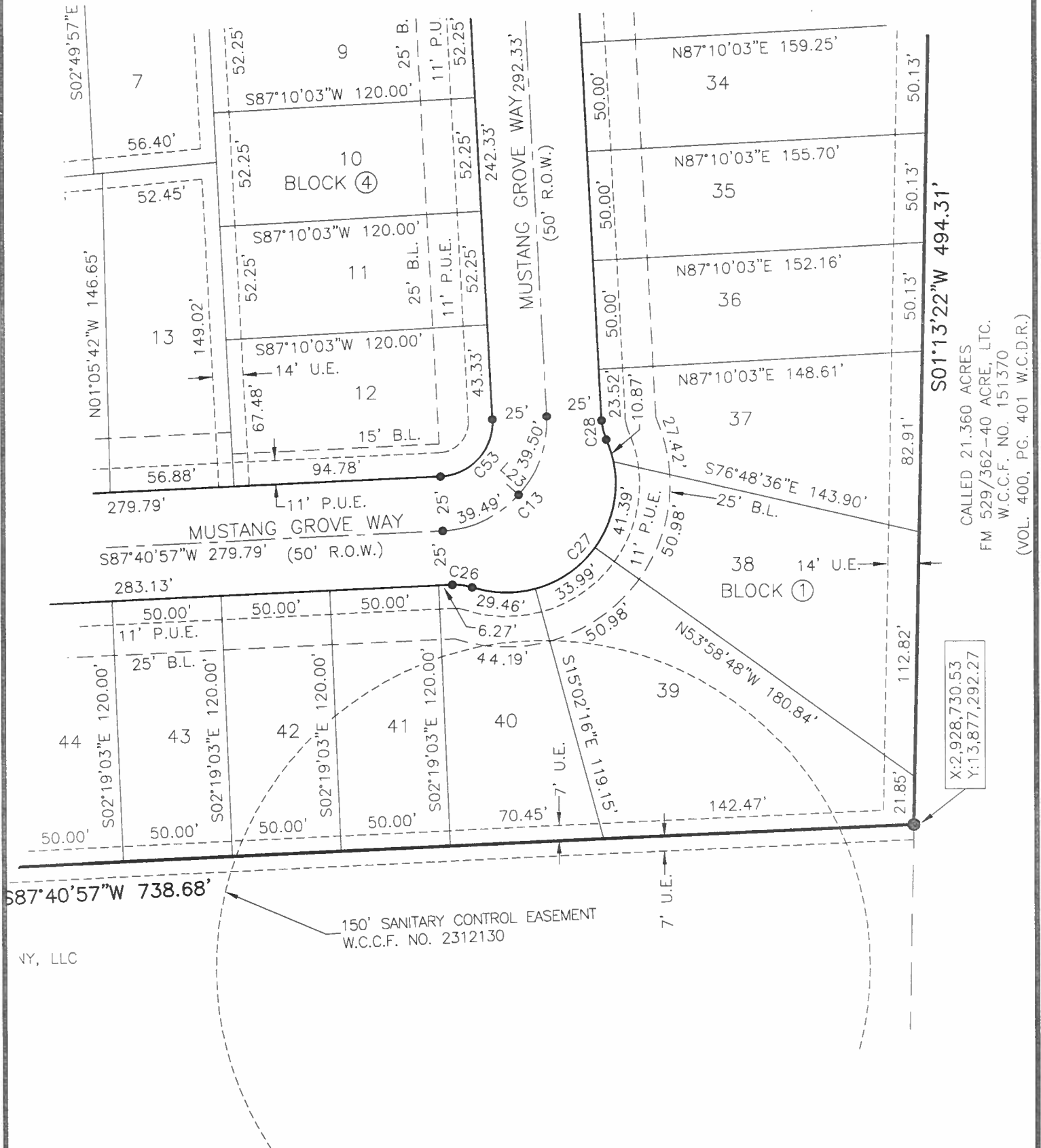
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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



CALLED 70.904 ACRES
 BROOKSHIRE LAND HOLDING COMPANY, LLC
 W.C.C.F. NO. 2201122

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TBPE No. F-726
TBPELS No. 10092300

0' 60'
SCALE: 1" = 60'



MARCH, 2025

OWNER:
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FINAL PLAT OF
BLUESTEM
SECTION 7



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TBPE L.S. No. 10092300

SHEET 19 OF 19