

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: General Plan of Clear Creek Reserve

Date: April 16, 2025

Background

Plat Name: Clear Creek Reserve General Plan

Applicant: META Planning + Design

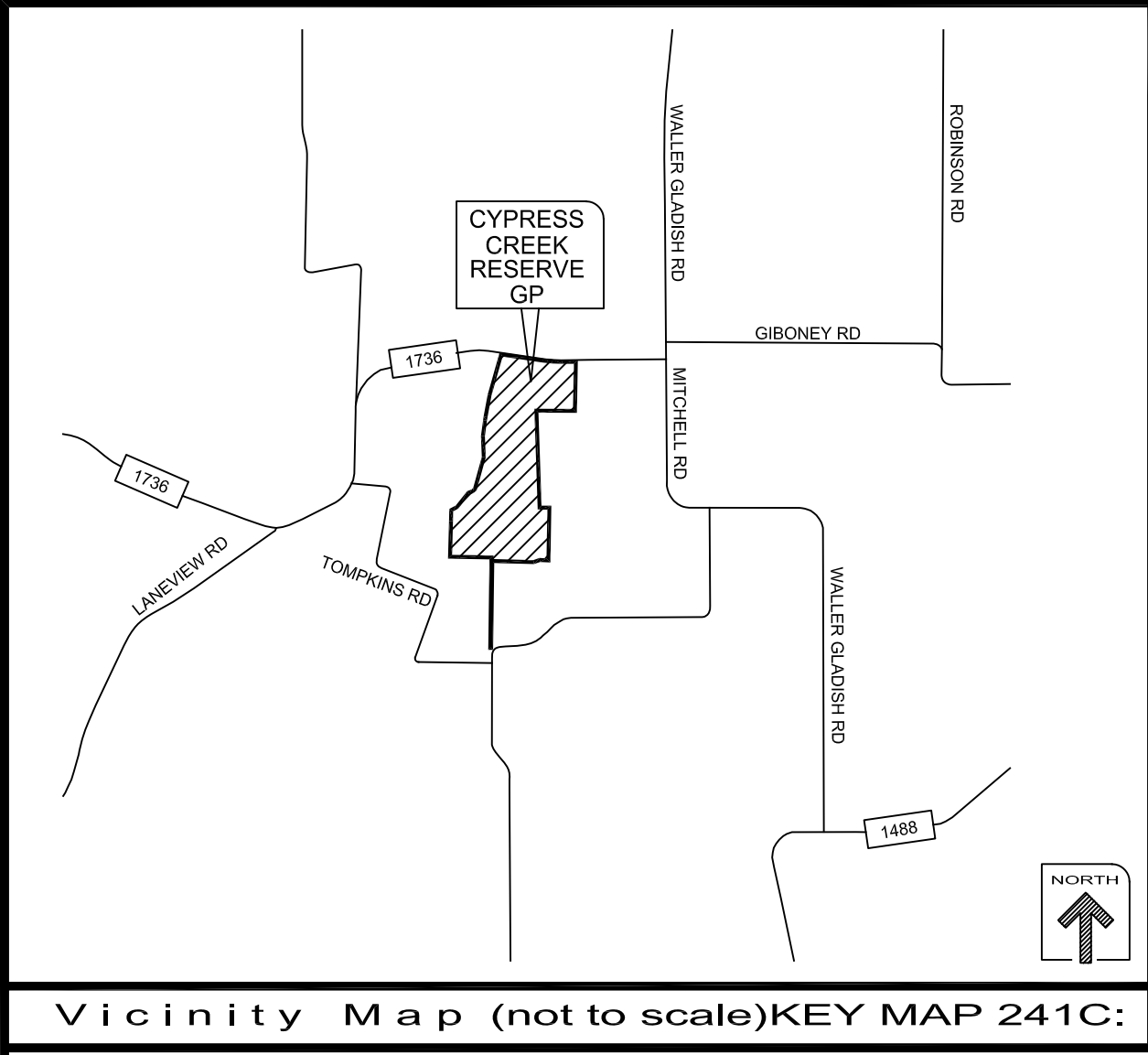
Owner: Treaty Oak Developers

Location: 28583 FM 1736, Hempstead, TX. 77445.

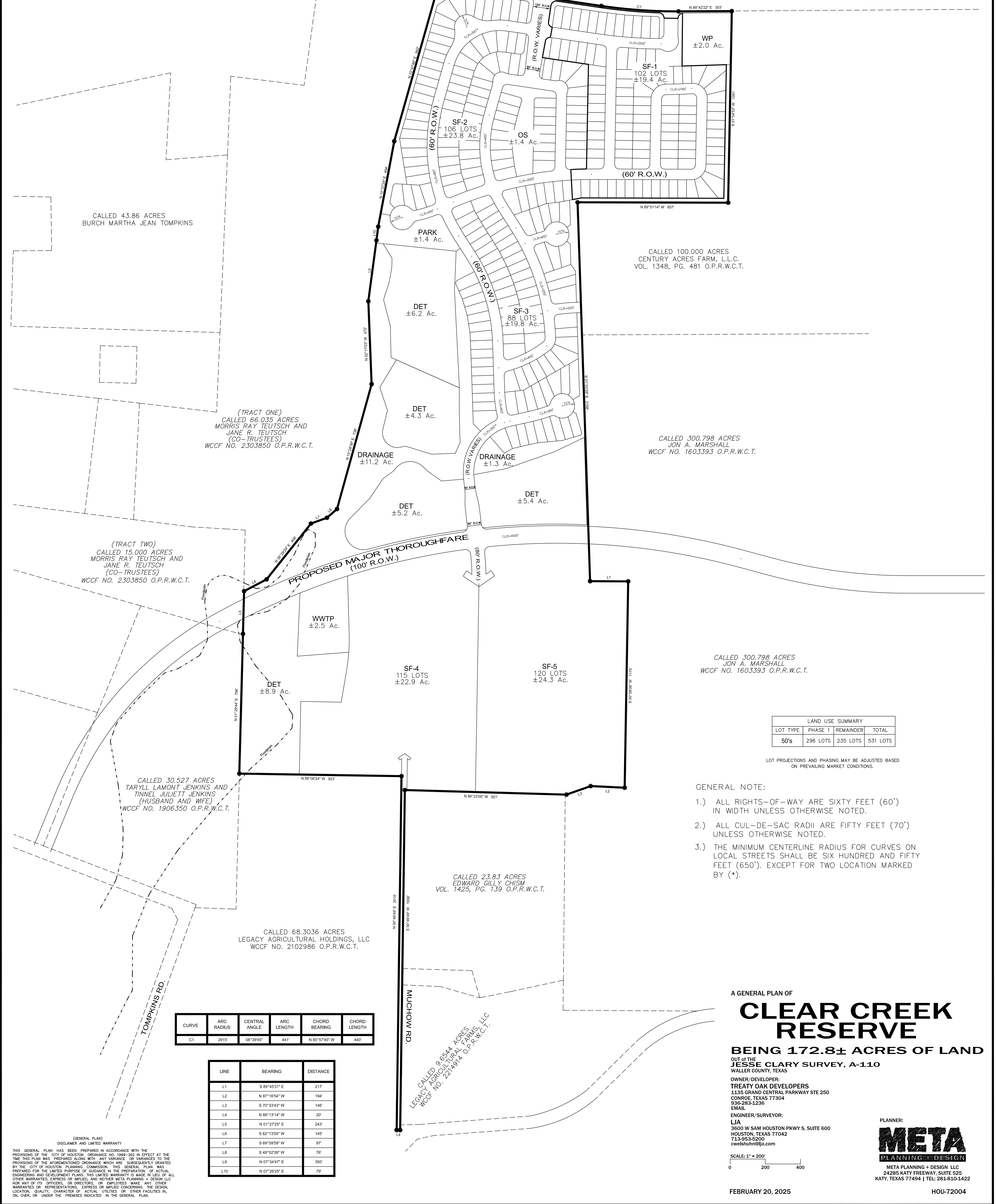
Description: 172.8 acres of land out of the Jesse Clary Survey, A-110.

Staff Recommendation

Approve



Vicinity Map (not to scale)KEY MAP 241C:



LAND USE SUMMARY			
LOT TYPE	PHASE 1	REMAINDER	TOTAL
50's	296 LOTS	235 LOTS	531 LOTS

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

GENERAL NOTE:

- ALL RIGHTS-OF-WAY ARE SIXTY FEET (60') IN WIDTH UNLESS OTHERWISE NOTED.
- ALL CUL-DE-SAC RADII ARE FIFTY FEET (70') UNLESS OTHERWISE NOTED.
- THE MINIMUM CENTERLINE RADIUS FOR CURVES ON LOCAL STREETS SHALL BE SIX HUNDRED AND FIFTY FEET (650'). EXCEPT FOR TWO LOCATION MARKED BY (*).

A GENERAL PLAN OF

CLEAR CREEK RESERVE

BEING 172.8± ACRES OF LAND

OUT OF THE
JESSE CLARY SURVEY, A-110
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
TRENTY OAK DEVELOPERS
1135 GRAND CENTRAL PARKWAY STE 250
CONROE, TEXAS 77304
936-283-1236
EMAIL

ENGINEER/SURVEYOR:
LJA
3600 W SAM HOUSTON PKWY S, SUITE 600
HOUSTON, TEXAS 77042
713-953-6200
cvelshuhm@lja.com

SCALE: 1" = 200'
0 200 400

FEBRUARY 20, 2025

HOU-72004

PLANNER:

META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77454 | TEL: 281-810-1422

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2910'	08°39'45"	441'	N 85°57'45" W	440'

LINE	BEARING	DISTANCE
L1	S 89°45'31" E	217'
L2	N 87°16'54" W	194'
L3	S 70°33'43" W	146'
L4	N 89°13'14" W	20'
L5	N 01°27'25" E	243'
L6	S 62°13'00" W	145'
L7	S 69°50'59" W	97'
L8	S 49°02'39" W	76'
L9	N 07°34'47" E	350'
L10	N 07°26'25" E	79'

(GENERAL PLAN)
DISCLAIMER AND LIMITED WARRANTY
THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON, ORDINANCE NO. 1999-262 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.