

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Roundtree Lane Phase 1

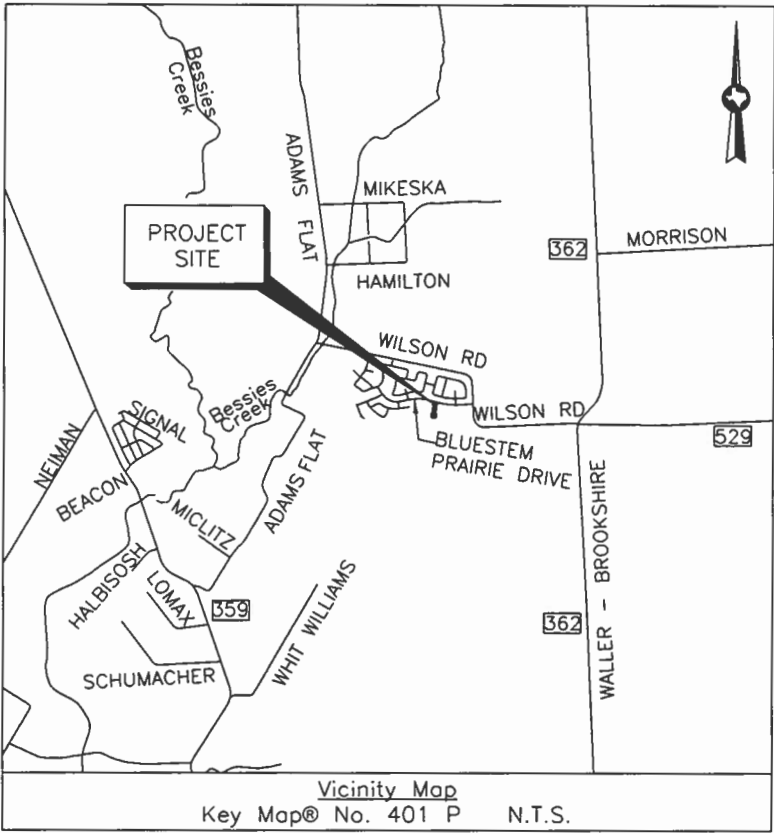
Date: April 16, 2025

Background

Final Plat of Roundtree Lane Phase 1 Subdivision which consists of 0.5718 acre in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF ROUNDTREE LANE PHASE 1

BEING A SUBDIVISION OF 0.5718 OF ONE ACRE
OUT OF THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

OWNER

BLUESTEM DEVELOPMENT
HOLDING COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY
206 EAST 9TH STREET, SUITE 1300
AUSTIN, TEXAS 78701
(713) 452-1700

MARCH, 2025	OWNER: BLUESTEM DEVELOPMENT HOLDING COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF ROUNDTREE LANE PHASE 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM platting@ehra.team TBPE No. F-726 TBPELS No. 10092300
SHEET 1 OF 9				

STATE OF TEXAS {
COUNTY OF WALLER }

We, Bluestem Development Holding Company, LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Roundtree Lane Phase 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Bluestem Development Holding 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 25th day of March, 2025.

OWNER

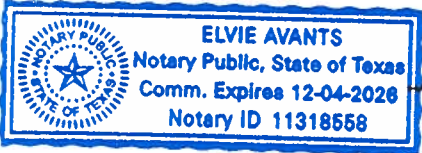
Bluestem Development Holding Company, LLC,
a Texas limited liability company

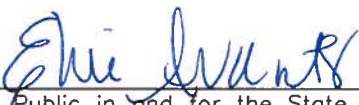
BY: 
Daniel K. Signorelli, Manager
Bluestem Development Holding Company, LLC

STATE OF TEXAS {
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, Manager of Bluestem Development Company 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 25 day of March, 2025.




Notary Public in and for the State of Texas
My Commission expires: 12-04-2026

MARCH, 2025	OWNER: BLUESTEM DEVELOPMENT HOLDING COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF ROUNDTREE LANE PHASE 1	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM plattng@ehra.team TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 9				

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

This is to certify that I, A. Munroe Kelsay, a Registered Professional Land Surveyor of the State of Texas, have plotted 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

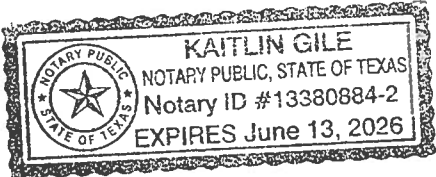


STATE OF TEXAS §
COUNTY OF Harris §

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 4th day of March, 2025.

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



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

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SHEET 3 OF 9				

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

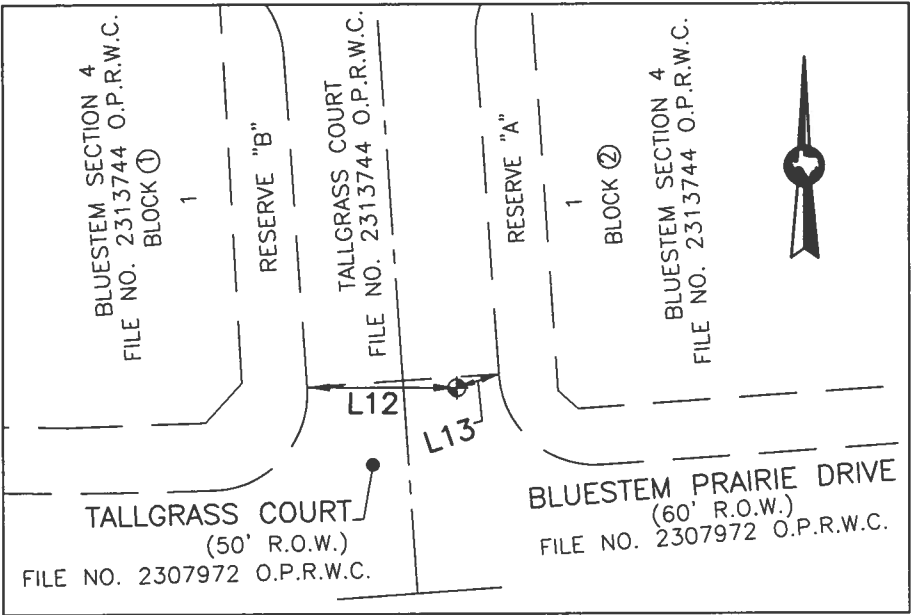
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller county acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations,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

NOTES:

- (1) B.L. indicates Building Line
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.O.C. indicates Point Of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right Of Way
SQ.FT. indicates Square Feet
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
(F) indicates Found 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500"
- (2) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.999906628611.
- (3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (5) There are no pipelines or pipeline easements within the boundaries of this plat.
- (6) 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.
- (7) 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.
- (8) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (9) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (10) 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.
- (11) 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.
- (12) 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.
- (13) 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.

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 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.
- (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.



DETAIL
TEMPORARY BENCHMARK (TBM) A1
(SEE SHEET 9)
SCALE: 1"=50'
CUT BOX IN CONCRETE
ELEV.=181.35'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.756'
(SEE SHEET 9)

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SHEET 5 OF 9				

FIELD NOTES of a 0.5718 of one acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 0.5718 of one acre tract of land being out of and a part of a called 12.98 acre tract of land as conveyed to Bluestem Development Company, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2307502; said 0.5718 of one 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.

COMMENCING at 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 occupied) as recorded in Volume 184, Page 589 of the Waller County Deed Records (W.C.D.R.) and the Southerly right-of-way line of Bluestem Prairie Drive (60 feet wide) as recorded in File No. 2307972 of the Official Public Records of Waller County (O.P.R.W.C.) and being in the Northerly line of said 12.98 acre tract.

THENCE S 86°05'39" W, along the Southerly right-of-way line of said Bluestem Prairie Drive and the Northerly line of said 12.98 acre tract a distance of 480.59 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 right.

THENCE along the Southerly right-of-way line of said Bluestem Prairie Drive, the Northerly line of said 12.98 acre tract and the point of curvature to the right 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 N 84°45'56" W, 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.

THENCE N 75°37'31" W along the Southerly right-of-way line of said Bluestem Prairie Drive and the Northerly line of said 12.98 acre tract a distance of 86.14 feet to the Northeast corner of this tract of land, being in the arc of a non-tangent curve to the left and the POINT OF BEGINNING.

1) THENCE along the Easterly line of this tract of land and said non-tangent to the left 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 South 59°22'29" 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 a point of tangency.

2) THENCE, South 14°22'29" West along the Easterly 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 left.

3) THENCE, along the Easterly line of this tract of land and said curve to the left 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 South 05°56'10" West, a distance of 227.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of compound curvature.

4) THENCE, along the Easterly line of this tract of land and said compound curve to the left 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 South 47°40'03" East, a distance of 35.46 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.

5) THENCE, South 02°49'05" East along the Easterly 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 left.

6) THENCE, along the Easterly line of this tract of land and said non-tangent curve to the left 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 South 42°10'03" 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 corner.

7) THENCE, South 87°10'03" West along the Easterly 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 left.

8) THENCE, along the Easterly line of this tract of land and said non-tangent curve to the left 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 Southeast corner of this tract of land.

9) THENCE, North 02°49'11" West along the Southerly 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 left and the Southwest corner of this tract of land.

10) THENCE, along the Westerly line of this tract of land and said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°42'32", an arc length of 39.14 feet and a chord bearing North 42°18'48" East, a distance of 35.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature.

11) THENCE, along the Westerly line of this tract of land and said reverse curve to the right having a radius of 825.00 feet, a central angle of 16°54'57", an arc length of 243.57 feet and a chord bearing North 05°55'00" East, a distance of 242.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.

12) 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 left.

13) THENCE, along the Westerly line of this tract of land and said curve to the left 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 30°37'31" 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 Northwest corner of this tract of land.

THENCE, South 75°37'31" East along the Westerly line of this tract of land a distance of 100.00 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 0.5718 of one acre (24,908 sq.ft.) of land.

MARCH, 2025	OWNER: BLUESTEM DEVELOPMENT HOLDING COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF ROUNDTREE LANE PHASE 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM plattng@ehra.team TBPE No. F-726 TBPELS No. 10092300
SHEET 6 OF 9				



NOT TO SCALE

SHEET 9

SHEET 8

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S14°22'29"W	71.12'
L2	S02°49'05"E	50.00'
L3	S87°10'03"W	50.00'
L4	N02°49'11"W	50.00'
L5	N14°22'29"E	71.12'
L6	S75°37'31"E	100.00'
L7	N14°22'29"E	96.12'
L8	S02°49'57"E	95.68'
L9	N87°10'03"E	100.00'
L10	N14°22'29"E	30.00'
L11	N75°37'31"W	86.14'
L12	S89°45'23"E	38.93'
L13	S71°56'10"W	11.52'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S59°22'29"W	35.36'
C2	775.00'	16°52'38"	228.28'	S05°56'10"W	227.46'
C3	25.00'	90°19'48"	39.41'	S47°40'03"E	35.46'
C4	25.00'	90°00'00"	39.27'	S42°10'03"W	35.36'
C5	25.00'	90°00'00"	39.27'	N47°49'57"W	35.36'
C6	25.00'	89°42'32"	39.14'	N42°18'48"E	35.27'
C7	825.00'	16°54'57"	243.57'	N05°55'00"E	242.69'
C8	25.00'	90°00'00"	39.27'	N30°37'31"W	35.36'
C9	800.00'	17°12'26"	240.26'	S05°46'16"W	239.36'
C10	1030.00'	18°16'51"	328.63'	N84°45'56"W	327.24'

MARCH, 2025

OWNER:
BLUESTEM DEVELOPMENT
HOLDING COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

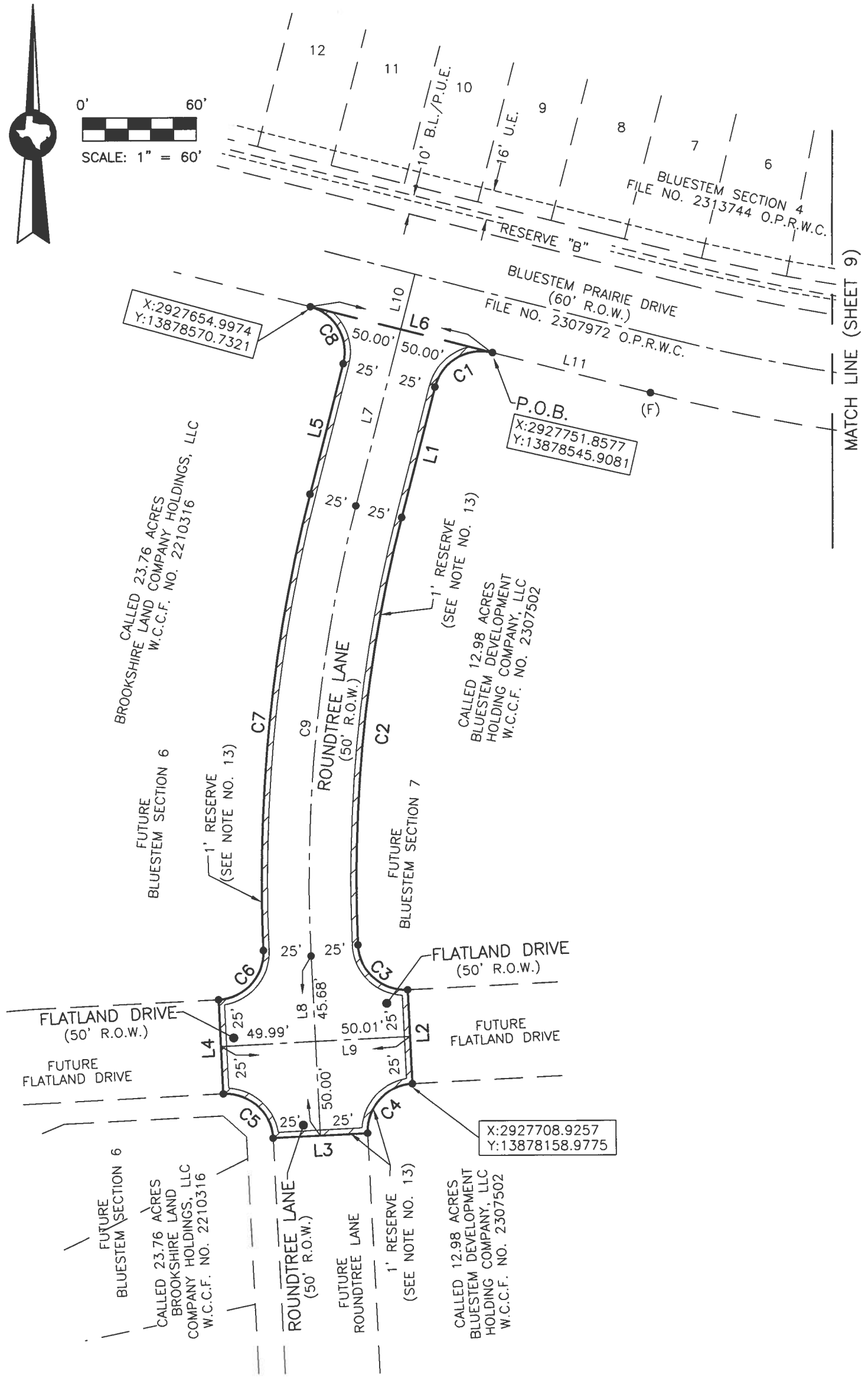
FINAL PLAT OF
ROUNDTREE LANE
PHASE 1



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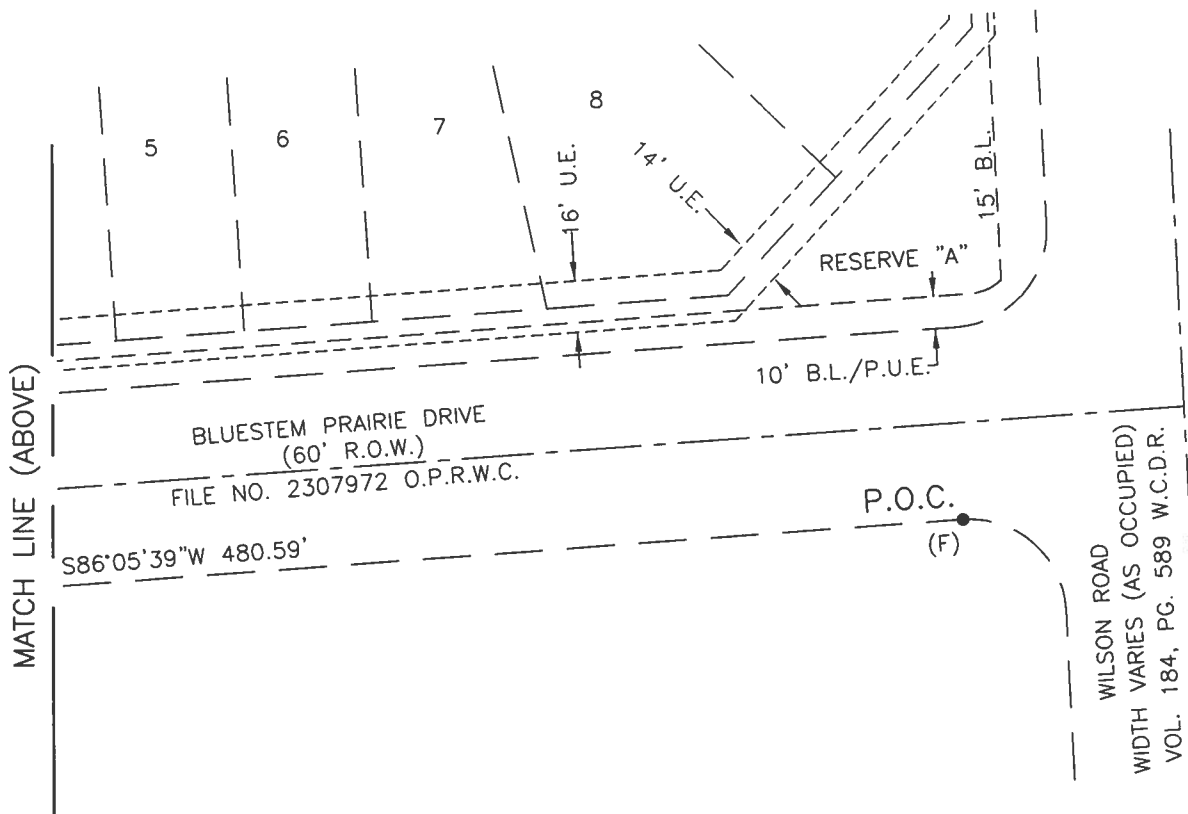
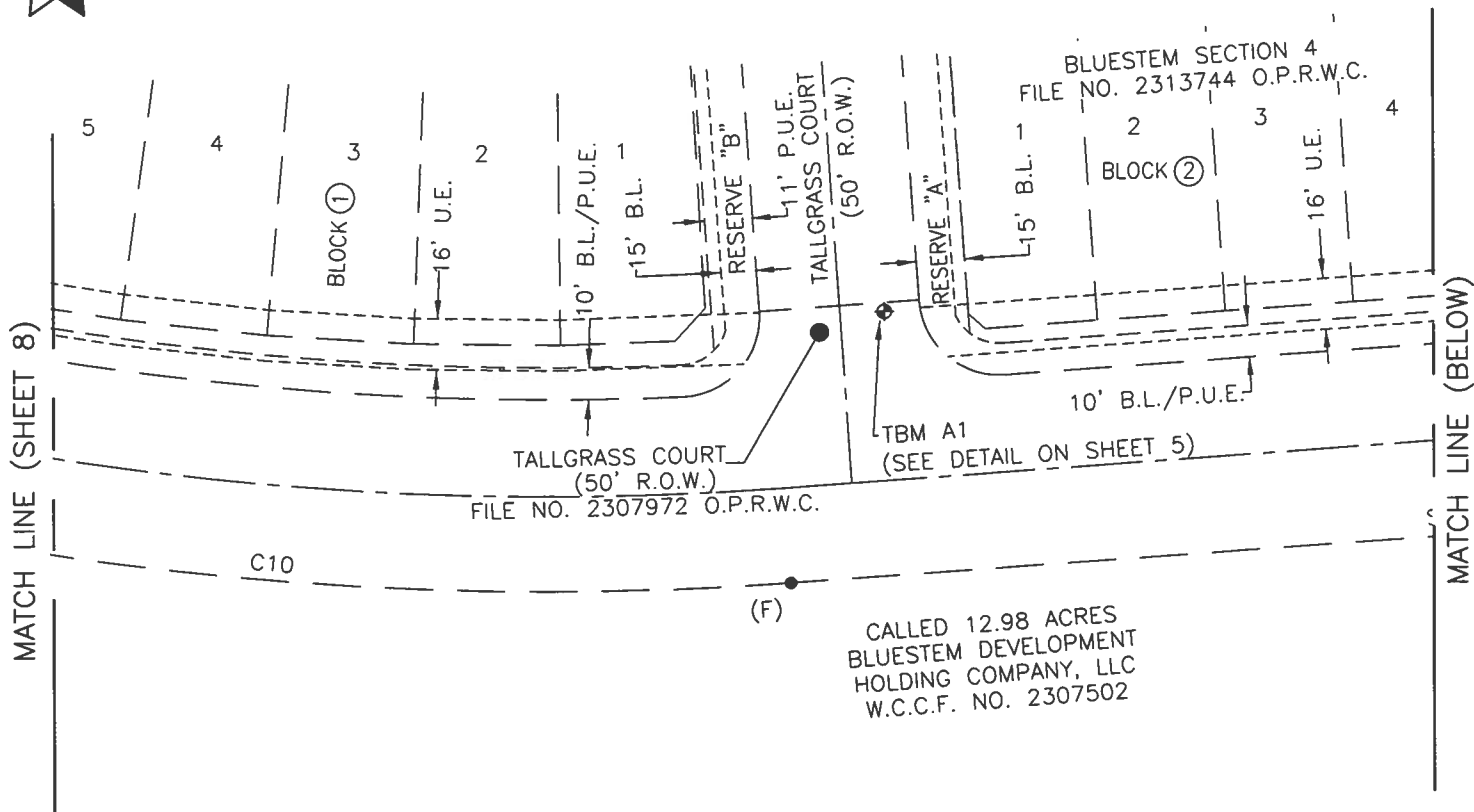


0' 60'
SCALE: 1" = 60'





0' 60'
SCALE: 1" = 60'



MARCH, 2025

OWNER:
BLUESTEM DEVELOPMENT
HOLDING COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
ROUNDTREE LANE
PHASE 1



ENGINEERING THE FUTURE
SINCE 1936

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

SHEET 9 OF 9