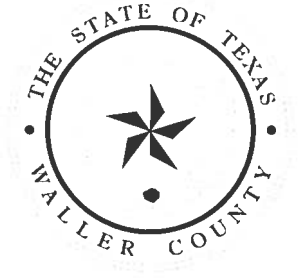


WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Section 1

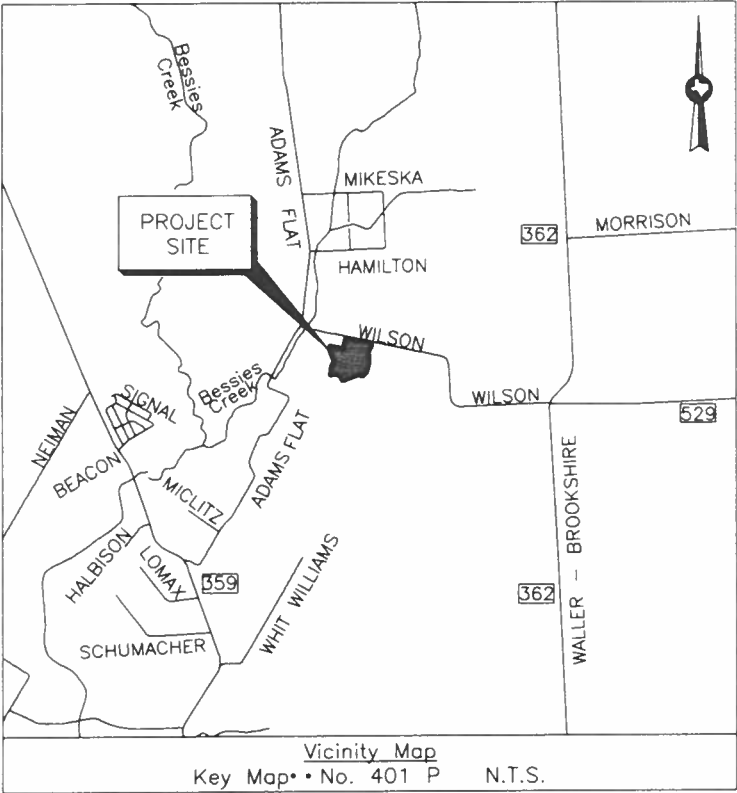
Date: January 10, 2024

Background

Final Plat of Bluestem Section 1 Subdivision which consists of 27.35 acres will include 116 Lots, 4 Blocks and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BLUESTEM SECTION 1

BEING A SUBDIVISION OF 27.35 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

116 LOTS 4 BLOCKS 4 RESERVES

OWNER

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

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 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.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above ground, located adjacent to all utility easements and streets shown thereon.

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 13th day of December, 2023.

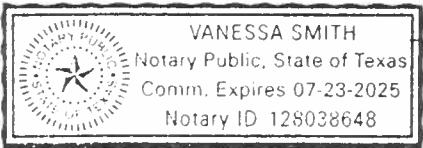
OWNER
HOU-Bluestem 17, LLC,
a Texas limited liability company

BY: *Patrick Carrigan-Smith*
Patrick Carrigan-Smith, Vice President of Land Acquisition and Development
HOU-Bluestem 17, LLC, a Texas limited liability company

STATE OF TEXAS §
COUNTY OF Harri

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Carrigan-Smith, Vice President of Land Acquisition and Development 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 13 day of Dec., 2023



Vanessa Smith
Notary Public in and for the State of Texas
My Commission expires: 7-23-2025

December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 19				

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.

1-11-24
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

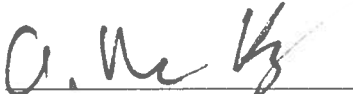
By: _____
Deputy

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
Registered Professional Land Surveyor
Texas Registration No. 5580

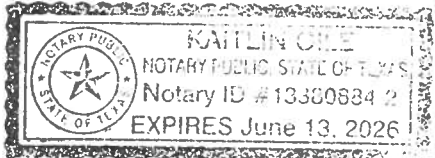


STATE OF TEXAS X
COUNTY OF Harris

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 13th day of December, 2023.


Kathleen 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.

Corbett "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.

December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 3 OF 19				

NOTES:

- (1) B.L. indicates Building Line
C.I.P. indicates Capped Iron Pipe
FT. indicates Foot
N.T.S. indicates Not To Scale
O.P.R.W.C. indicates Official Public Records Of Waller County
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
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
X 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) 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.
- (8) There are no pipeline or pipeline easements within the boundaries of this plat.
- (9) 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.
- (10) 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.
- (11) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (12) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (13) 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.
- (14) 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.
- (15) 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.

December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 4 OF 19				

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 (Corporation Name), 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.

SAN BERNARD ELECTRIC COOPERATIVE, INC.

THERE IS HEREBY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

- 1. There is a fifteen feet (15') wide unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat (unless otherwise noted).
- 2. There is a twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
- 3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
- 4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim, from time to time, all dead, weak leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.
- 5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
- 6. The grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles, except fences not to exceed eight feet (8') in height, to be placed or constructed within said easement area without the express written consent of the cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
- 7. All above descriptions are further described and locations indicated on plat drawing.

December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 5 OF 19				

FIELD NOTES of a 27.35 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 27.35 acre tract of land being that same called 27.35 acre tract of land as conveyed to HOU-Bluestem 17, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2304055; said 27.35 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 1/2-inch capped iron pipe stamped •Kalkomey• found at the Northeast corner a called 10.00 acre tract of land as conveyed to Brent and Julie Watts and recorded in W.C.C.F. No. 1701713 and in the Southerly right-of-way line of Wilson Road (width varies) as recorded in Volume 184, Page 589 of the Waller County Deed Records, from which a fence corner found at the Southeast corner of said 10.00 acre tract bears S 12°22'30" W, a distance of 434.93 feet.

THENCE S 77°42'41" E, along the South line of said Wilson Road a distance of 416.58 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for the POINT OF BEGINNING and the Northwest corner of the herein described tract.

- 1) THENCE S 77°42'41" E, along the North line of this tract of land and the South right-of-way line of said Wilson Road a distance of 807.93 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for the beginning of a curve to the right.

THENCE Along the Easterly line of this tract of land the following courses and distances:

- 2) Along said curve to the right having a radius of 25.00 feet, a central angle of 90°14'40", an arc length of 39.38 feet and a chord bearing South 32°35'21" East, a distance of 35.43 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for the point of tangency.
- 3) S 12°32'00" W, a distance of 90.00 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for the beginning of a curve to the right.
- 4) Along said curve to the right having a radius of 25.00 feet, a central angle of 89°45'20", an arc length of 39.16 feet and a chord bearing South 57°24'39" West, a distance of 35.28 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 5) S 12°17'19" W 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.
- 6) N 77°42'41" W a distance of 24.44 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 7) S 07°42'46" W a distance of 115.23 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 8) S 03°11'05" E a distance of 217.49 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 9) S 02°43'49" W a distance of 67.95 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 10) S 10°09'35" W a distance of 215.21 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 11) S 18°03'21" W a distance of 102.49 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 12) S 43°28'28" W a distance of 151.92 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 13) N 33°34'52" W a distance of 7.62 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 14) S 56°25'08" W a distance of 50.00 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.

THENCE Along the Southerly line of this tract of land the following courses and distances:

- 15) N 33°34'52" W a distance of 89.76 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 16) S 68°13'51" W a distance of 591.09 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 17) N 31°15'00" W a distance of 47.19 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 18) N 17°23'26" W a distance of 49.75 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 19) N 27°08'40" W a distance of 44.46 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.
- 20) N 41°13'54" W a distance of 44.70 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500' set for corner.

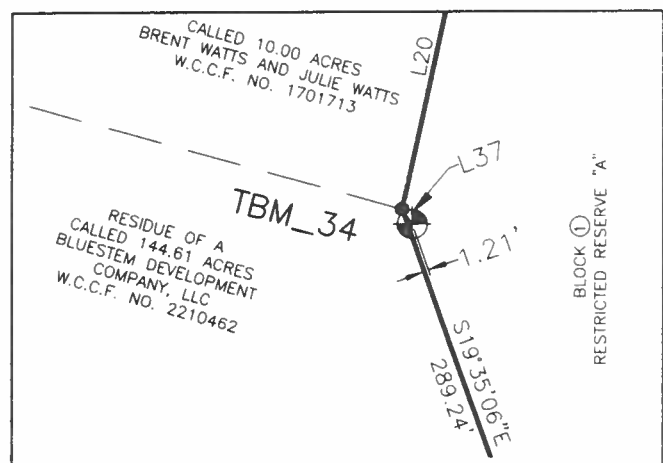
December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 6 OF 19				

- 21) N 59°02'47" W a distance of 97.44 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 22) N 83°42'10" W a distance of 93.52 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 23) S 72°41'16" W a distance of 111.51 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for the Southwest corner of this tract of land.

THENCE Along the Westerly line of this tract of land the following courses and distances:

- 24) N 04°51'19" E, a distance of 280.83 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 25) N 33°46'34" E a distance of 200.91 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 26) N 35°21'53" W a distance of 114.17 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 27) N 19°35'06" W a distance of 289.24 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for the Southeast corner of said 10.00 acre tract of land.
- 28) N 12°22'30" E a distance of 82.02 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 29) S 77°42'41" E a distance of 417.11 feet to a 5/8-inch capped iron rod stamped 'E.H.R.A. 713-784-4500 set for corner.
- 30) N 12°17'19" East a distance of 352.91 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 27.35 acres (1,191,549 sq.ft.) of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 12°32'00" W	90.00'
L2	S 12°17'19" W	50.00'
L3	N 77°42'41" W	24.44'
L4	S 02°43'39" W	67.95'
L5	S 18°03'21" W	102.49'
L6	N 33°34'52" W	7.62'
L7	S 56°25'08" W	50.00'
L8	N 33°34'52" W	89.76'
L9	N 31°15'00" W	47.19'
L10	N 17°23'26" W	49.75'
L11	N 27°08'40" W	44.46'
L12	N 41°13'54" W	44.70'
L13	N 59°02'47" W	97.44'
L14	N 83°42'10" W	93.52'
L15	N 35°21'53" W	114.17'
L16	N 12°22'30" E	82.02'
L17	N 85°05'25" W	51.38'
L18	N 27°17'31" W	67.65'
L19	N 24°19'37" W	64.06'
L20	N 12°32'00" E	205.00'
L21	S 45°08'26" W	113.93'
L22	S 29°28'45" W	111.44'
L23	N 60°58'12" E	35.29'
L24	N 12°17'19" E	42.33'
L25	S 65°23'01" E	9.99'
L26	S 12°17'19" W	25.00'
L27	N 17°23'26" W	11.38'
L28	N 33°34'52" W	104.71'
L29	N 25°38'06" W	60.48'
L30	N 12°59'41" E	9.62'
L31	S 32°42'41" E	7.57'
L32	S 45°51'56" W	108.72'
L33	S 45°51'56" W	83.03'
L34	N 00°13'41" W	51.59'
L35	S 77°42'41" E	64.79'
L36	S 33°34'52" E	52.79'
L37	S 33°33'46" E	4.99'



TEMPORARY BENCHMARK (TBM) 34
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=157.64'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.756'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.38'	90°14'40"	S 32°35'21" E	35.43'
C2	25.00'	39.16'	89°45'20"	S 57°24'39" W	35.28'
C3	475.00'	120.18'	14°29'48"	N 04°03'49" E	119.86'
C4	25.00'	39.70'	90°58'36"	N 56°48'01" E	35.66'
C5	50.00'	78.54'	90°00'00"	S 57°17'19" W	70.71'
C6	500.00'	286.69'	32°51'07"	S 28°42'53" W	282.78'
C7	500.00'	136.67'	15°39'41"	S 37°18'35" W	136.25'
C8	50.00'	78.54'	90°00'00"	S 15°31'15" E	70.71'
C9	300.00'	121.88'	23°16'39"	S 48°52'56" E	121.04'
C10	50.00'	71.37'	81°47'12"	S 78°08'12" E	65.47'
C11	400.00'	81.26'	11°38'22"	N 66°47'23" E	81.12'
C12	310.00'	410.09'	75°47'39"	N 34°42'44" E	380.83'
C13	500.00'	135.03'	15°28'24"	N 04°33'07" E	134.62'
C14	300.00'	64.55'	12°19'40"	S 71°32'51" E	64.42'
C15	300.00'	225.83'	43°07'49"	N 38°57'21" W	220.53'
C16	500.00'	136.67'	15°39'41"	N 52°41'25" W	136.25'
C17	500.00'	69.34'	7°56'46"	N 29°36'29" W	69.29'
C18	525.00'	72.81'	7°56'46"	N 29°36'29" W	72.75'
C19	25.00'	35.67'	81°45'21"	N 66°30'46" W	32.72'
C20	375.00'	76.18'	11°38'22"	S 66°47'23" W	76.05'
C21	25.00'	9.18'	21°02'22"	S 50°27'01" W	9.13'
C22	50.00'	109.90'	125°56'08"	N 77°06'06" W	89.08'
C23	25.00'	10.44'	23°56'09"	N 26°06'07" W	10.37'
C24	275.00'	107.76'	22°27'04"	N 49°17'43" W	107.07'
C25	25.00'	13.29'	30°27'58"	N 75°45'14" W	13.14'
C26	50.00'	131.71'	150°55'56"	N 15°31'15" W	96.80'
C27	25.00'	13.29'	30°27'58"	N 44°42'44" E	13.14'
C28	525.00'	115.91'	12°38'58"	N 35°48'14" E	115.67'
C29	25.00'	37.96'	86°59'17"	N 01°21'56" W	34.41'
C30	25.00'	21.03'	48°11'23"	N 68°57'16" W	20.41'
C31	50.00'	241.19'	276°22'46"	N 45°08'26" E	66.67'
C32	25.00'	21.03'	48°11'23"	S 20°45'53" E	20.41'
C33	25.00'	39.27'	90°00'00"	S 89°51'34" E	35.36'
C34	475.00'	272.35'	32°51'07"	N 28°42'53" E	268.64'
C35	25.00'	9.18'	21°02'22"	N 01°46'08" E	9.13'
C36	50.00'	115.26'	132°04'44"	N 57°17'19" E	91.38'
C37	25.00'	9.18'	21°02'22"	S 67°11'30" E	9.13'
C38	425.00'	86.34'	11°38'22"	S 66°47'23" W	86.19'
C39	25.00'	35.69'	81°47'12"	N 78°08'12" W	32.73'
C40	325.00'	132.04'	23°16'39"	N 48°52'56" W	131.13'
C41	25.00'	39.27'	90°00'00"	N 15°31'15" W	35.36'
C42	475.00'	99.72'	12°01'44"	N 35°29'37" E	99.54'
C43	25.00'	39.92'	91°28'58"	N 87°14'57" E	35.81'
C44	525.00'	123.81'	13°30'41"	S 53°45'55" E	123.52'
C45	275.00'	164.36'	34°14'37"	S 43°23'57" E	161.92'
C46	25.00'	43.15'	98°53'12"	S 23°09'58" W	37.99'
C47	525.00'	134.46'	14°40'27"	S 04°09'09" W	134.09'
C48	285.00'	377.01'	75°47'39"	S 34°42'44" W	350.12'
C49	25.00'	36.51'	83°39'54"	N 65°33'30" W	33.35'
C50	325.00'	208.71'	36°47'42"	N 42°07'24" W	205.15'
C51	475.00'	109.01'	13°08'55"	N 53°56'48" W	108.77'
C52	25.00'	40.37'	92°30'46"	N 01°06'57" W	36.12'
C53	525.00'	142.24'	15°31'25"	N 37°22'43" E	141.81'
C54	25.00'	34.37'	78°46'49"	N 69°00'25" E	31.73'
C55	325.00'	34.65'	6°06'31"	S 74°39'25" E	34.63'
C56	25.00'	30.77'	70°31'44"	S 42°26'49" E	28.87'
C57	50.00'	218.63'	250°31'44"	N 47°33'11" E	81.65'
C58	275.00'	17.80'	3°42'30"	N 75°51'26" W	17.80'
C59	25.00'	40.63'	93°06'29"	N 27°26'56" W	36.30'
C60	525.00'	62.46'	6°48'59"	N 15°41'49" E	62.42'
C61	25.00'	39.27'	90°00'00"	N 57°17'19" E	35.36'
C62	25.00'	38.92'	89°12'03"	S 33°06'39" E	35.11'
C63	475.00'	65.88'	7°56'46"	N 29°36'29" W	65.82'
C64	25.00'	35.79'	82°00'59"	N 15°22'24" E	32.81'
C65	335.00'	348.28'	59°34'00"	N 26°35'53" E	332.80'

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.4765 ACRE/20,758 SQ. FT.
B	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.3080 ACRE/13,418 SQ. FT.
C	LANDSCAPE, OPEN SPACE AND UTILITY USES	0.0583 ACRE/2,540 SQ. FT.
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.6084 ACRE/26,502 SQ. FT.
		TOTAL ACREAGE=1.4512 ACRES

December, 2023

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

FINAL PLAT OF
BLUESTEM
SECTION 1



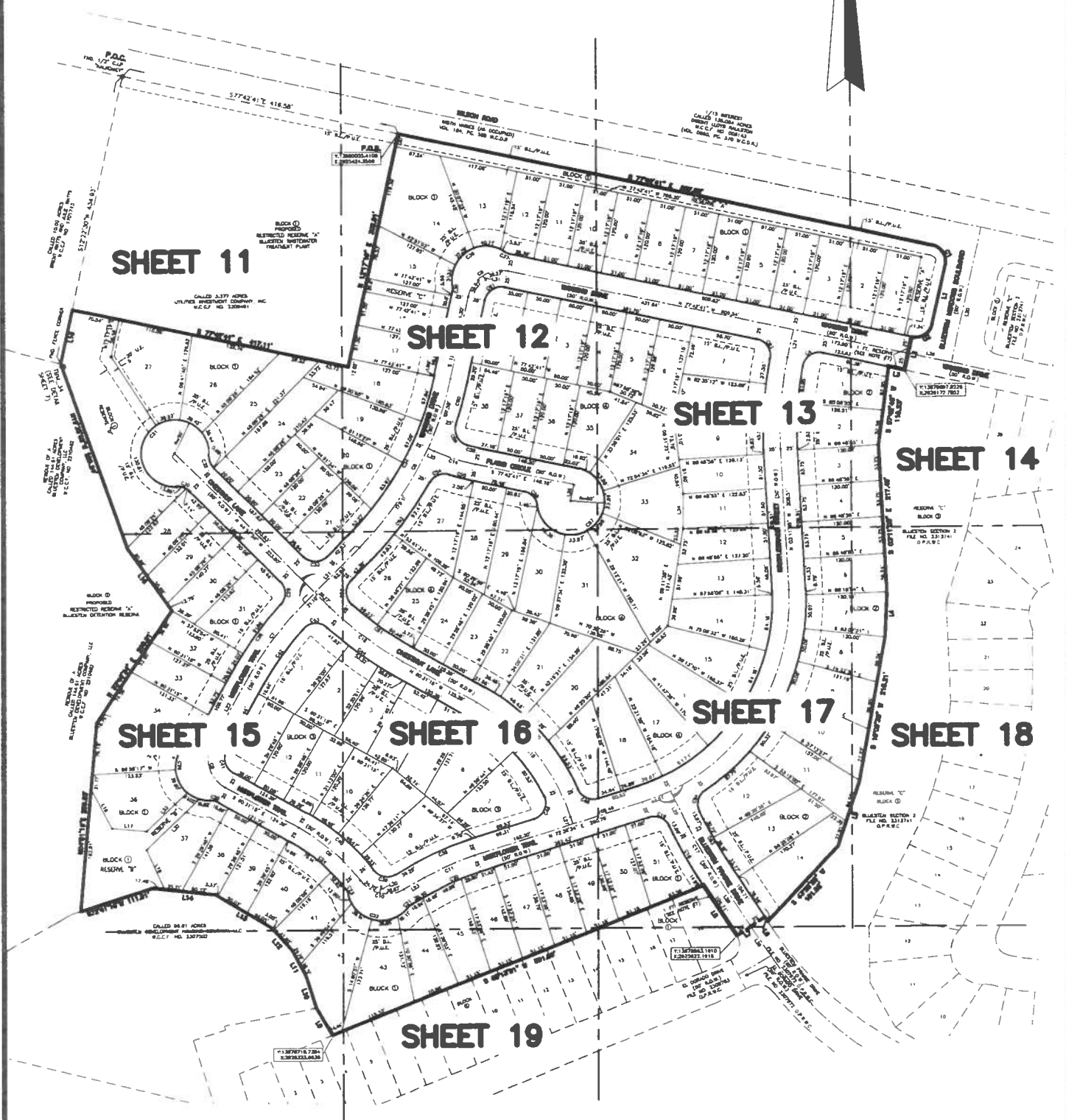
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
TBPE No. F-726
TBPELS No. 10092300

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
1	1	WAXWING DRIVE	3081
	2		3077
	3		3073
	4		3069
	5		3065
	6		3061
	7		3057
	8		3053
	9		3049
	10		3045
	11		3041
	12		3037
	13		3033
	14		3029
	15		3025
	16		3017
	17		3013
	18		3009
	19		3005
	20		3001
	21	CHESTNUT LANE	3028
	22		3032
	23		3036
	24		3040
	25		3044
	26		3048
	27		3052
	28		3041
	29		3037
	30		3033
	31		3029
	32	MISTFLOWER TRAIL	3081
	33		3077
	34		3073
	35		3069
	36		3065
	37		3057
	38		3053
	39		3049
	40		3045
	41		3041
	42		3037
	43		3033
	44		3029
	45		3025
	46		3021
	47		3017
	48		3013
	49		3009
	50		3005
	51		3001
2	1	BRISTLEGRASS STREET	3044
	2		3040
	3		3036
	4		3032
	5		3028
	6		3024
	7		3020
	8		3016
	9		3012
	10		3008
	11		3004
	12	BLUESTEM PRAIRIE DRIVE	3000
	13		3004
	14		3008

3	1	CHESTNUT LANE	3025
	2		3021
	3		3017
	4		3013
	5		3009
	6		3005
	7		3001
	8	MISTLEFLOWER TRAIL	3036
	9		3040
	10		3044
	11		3048
	12		3052
	13		3056
4	1	WAXWING DRIVE	3036
	2		3040
	3		3044
	4		3048
	5		3052
	6		3056
	7	BRISTLEGRASS STREET	3041
	8		3037
	9		3033
	10		3029
	11		3025
	12		3021
	13		3017
	14		3013
	15		3009
	16		3005
	17		3001
	18	MISTFLOWER TRAIL	3000
	19	CHESTNUT LANE	3004
	20		3000
	21		3004
	22		3008
	23		3012
	24		3016
	25		3020
	26		3024
	27	PLAINS CIRCLE	3000
	28		3004
	29		3008
	30		3012
	31		3016
	32		3025
	33		3021
	34		3017
	35		3013
	36		3009
	37		3005
	38		3001
	RES. "A"	WAXWING DRIVE	3083
	RES. "B"	MISTFLOWER TRAIL	3061
	RES. "C"	WAXWING DRIVE	3021
	RES. "D"	CHESTNUT LANE	3045



NOT TO SCALE



December, 2023

SHEET 10 OF 19

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

FINAL PLAT OF
BLUESTEM
SECTION 1



ENGINEERING THE FUTURE
SINCE 1936

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



SCALE: 1" = 60'

P.O.C.
FND. 1/2" C.I.P.
"KALKOMEY"

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

S77°42'41"E 416.58'

15' B.L./P

Y:1388
X:2925

CALLED 10.00 ACRES
BRENT WATTS AND JULIE WATTS
W.C.C.F. NO. 1701713

S12°22'30"W 434.93'

BLOCK ①
PROPOSED
RESTRICTED RESERVE "A"
BLUESTEM WASTEWATER
TREATMENT PLANT

CALLED 3.377 ACRES
UTILITIES INVESTMENT COMPANY, INC.
W.C.C.F. NO. 2309491

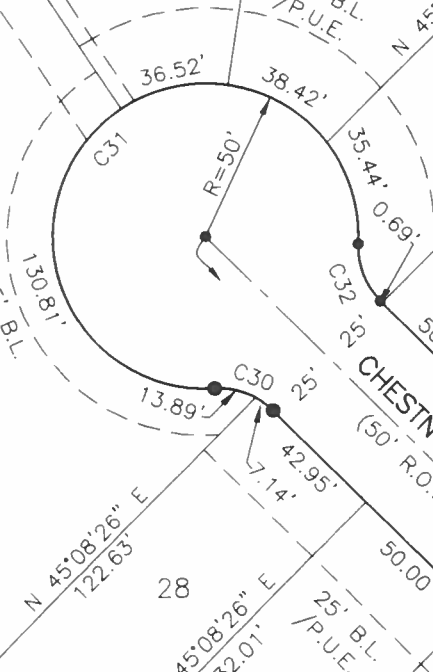
FND. FENCE CORNER
TBM-34
(SEE DETAIL
SHEET 7)

N19°35'06"W 289.24'

RESIDUE OF A
CALLED 144.61 ACRES
BLUESTEM DEVELOPMENT
COMPANY, LLC
W.C.C.F. NO. 2210462

PROPOSED
BLOCK ①
RESTRICTED RESERVE "A"
BLUESTEM DETENTION RESERVE

BLOCK ①
RESERVE "D"



S 77°42'41" E 417.11'

BLOCK ①

26

25

24

23

22

21

20

19

December, 2023

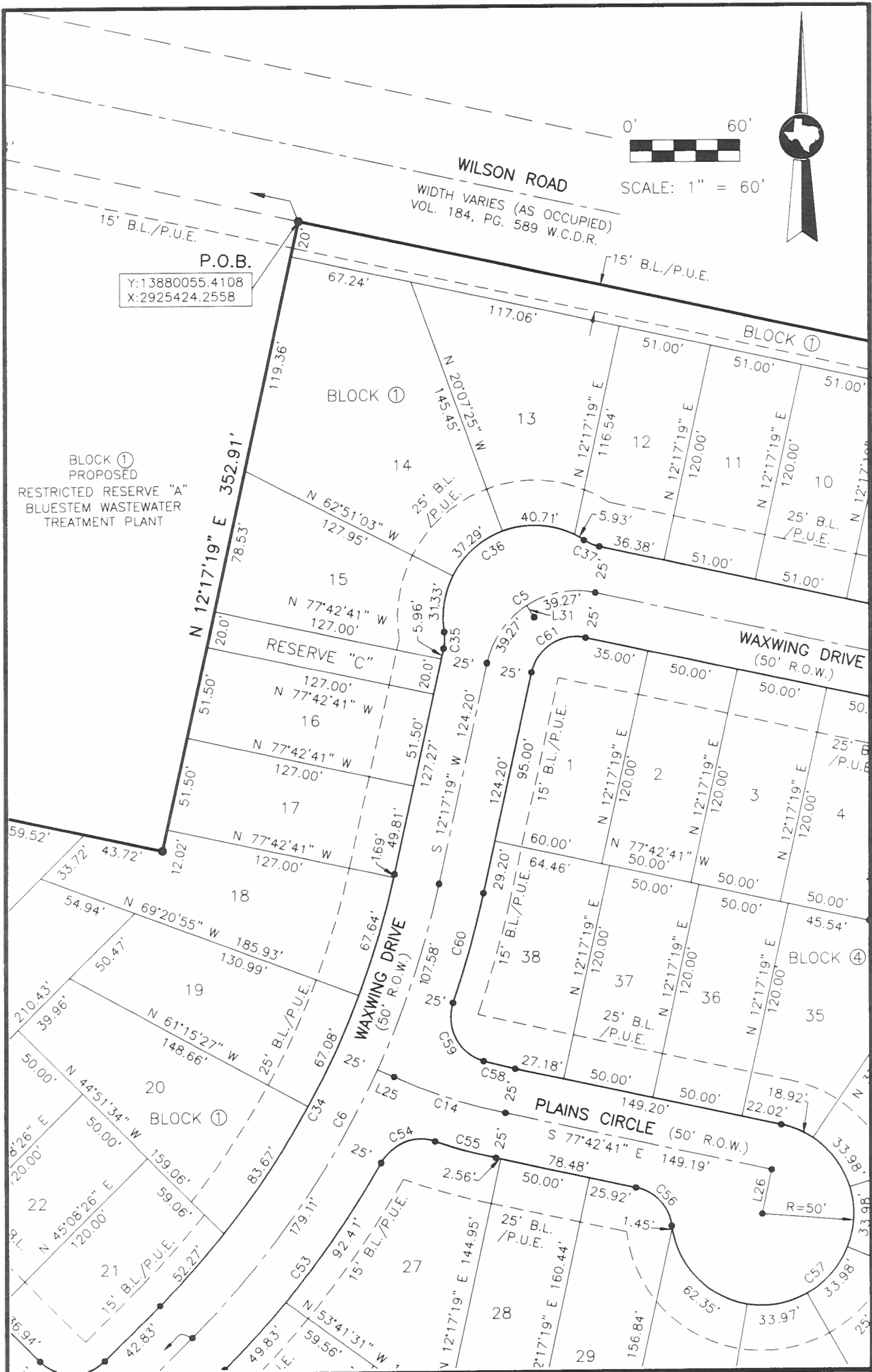
OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 1



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

SHEET 11 OF 19



0' 60'
SCALE: 1" = 60'



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

15' B.L./P.U.E.

P.O.B.

Y:13880055.4108
X:2925424.2558

BLOCK ①
PROPOSED
RESTRICTED RESERVE "A"
BLUESTEM WASTEWATER
TREATMENT PLANT

BLOCK ①

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

BLOCK ④

PLAINS CIRCLE
(50' R.O.W.)

December, 2023

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

FINAL PLAT OF
BLUESTEM
SECTION 1



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

SHEET 12 OF 19

1/15 INTEREST
CALLED 135.064 ACRES
DWIGHT LLOYD RAULSTON
W.C.C.F. NO. 005143
(VOL. 0660, PG. 570 W.C.D.R.)



SCALE: 1" = 60'



WILSON ROAD

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

S 77°42'41" E 807.93'

RESERVE "A"

BLOCK ①

BLOCK ①

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

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

173.90' 1 FT.
123.83' (SEE N

BLOCK ②

BLOCK ④

BLOCK ④

O.W.)

BRISTLEGRASS STREET (50' R.O.W.)

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



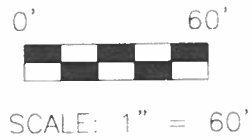
ENGINEERING THE FUTURE
SINCE 1936

FINAL PLAT OF
BLUESTEM
SECTION 1

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

December, 2023

SHEET 13 OF 19

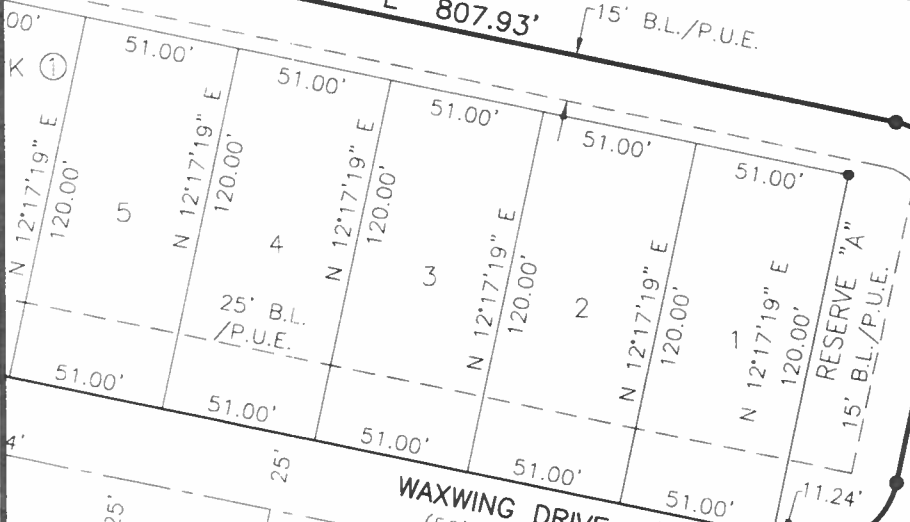


WILSON ROAD

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

S 77°42'41" E 807.93'

15' B.L./P.U.E.



BLUESTEM MEADOWS BOULEVARD
(80' R.O.W.)

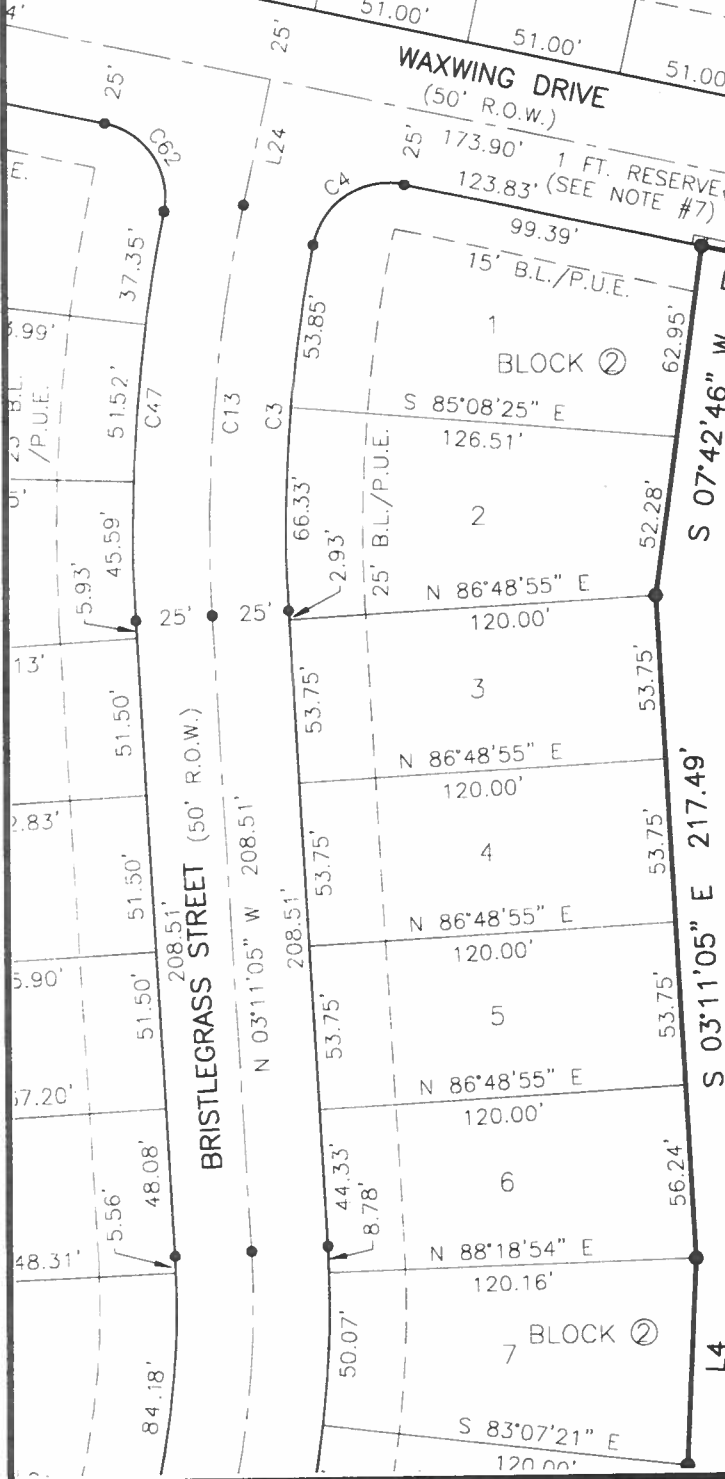
BLOCK ①
RESERVE "C"
BLUESTEM SECTION 2
FILE NO. 2313741
O.P.R.W.C.

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

173.90' 1 FT. RESERVE
123.83' (SEE NOTE #7)

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

Y:13879697.9226
X:2926172.7852



S 07°42'46" W 115.23'

S 03°11'05" E 217.49'

RESERVE "C"
BLOCK ③

BLUESTEM SECTION 2
FILE NO. 2313741
O.P.R.W.C.

December, 2023

SHEET 14 OF 19

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

FINAL PLAT OF
BLUESTEM
SECTION 1



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



SCALE: 1" = 60'

BLOCK ①
PROPOSED
RESTRICTED RESERVE "A"
BLUESTEM DETENTION RESERVE

RESIDUE OF A
CALLED 144.61 ACRES
W.C.C.F. NO. 2210462
BLUESTEM DEVELOPMENT COMPANY, LLC

N04°51'19"E 280.83'

BLOCK ①
RESERVE "B"

CALLER 99.61 ACRES
BLUESTEM DEVELOPMENT HOLDING COMPANY, LLC
W.C.C.F. NO. 2307502

December, 2023

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

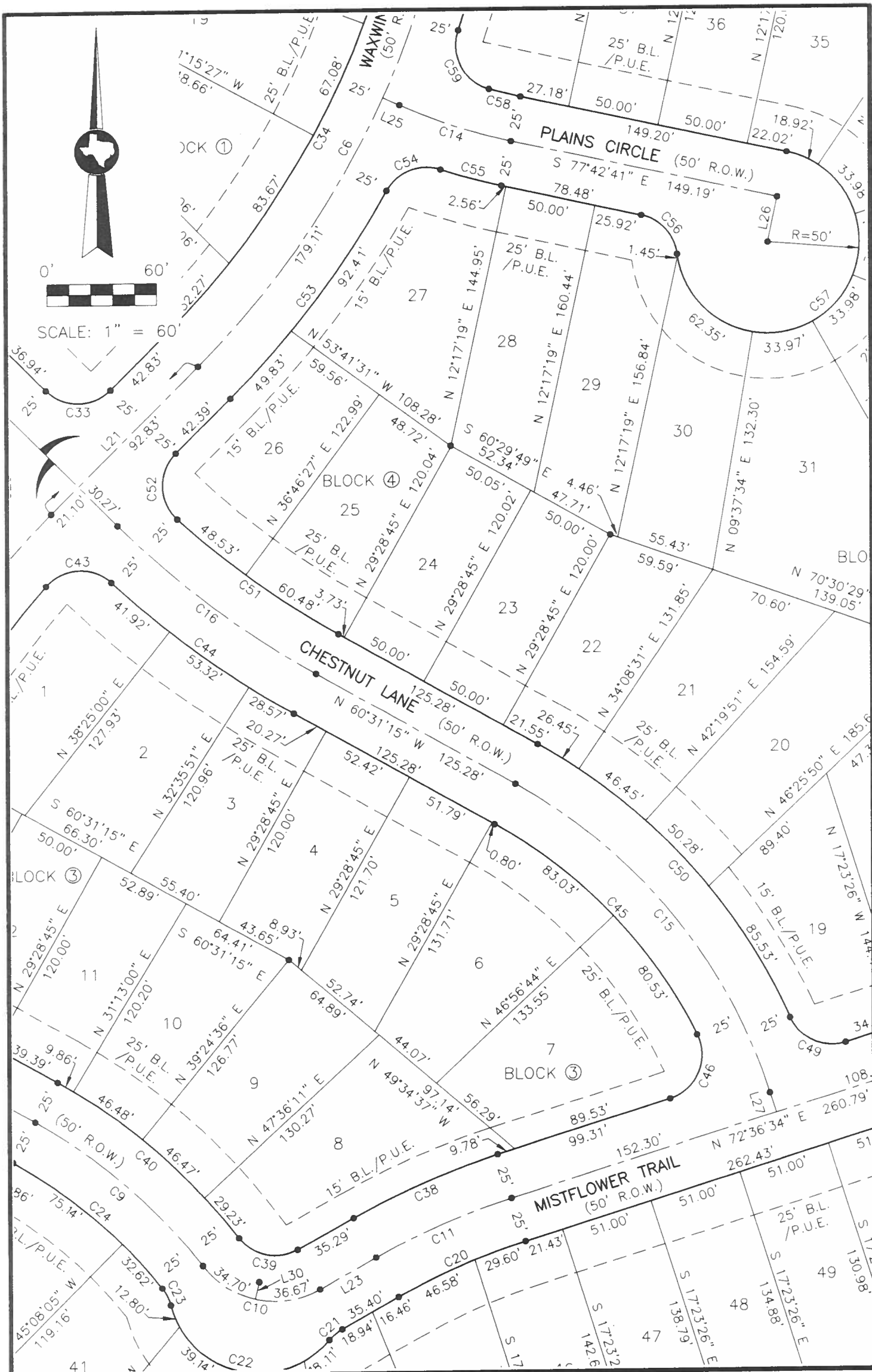
FINAL PLAT OF
BLUESTEM
SECTION 1

SHEET 15 OF 19



ENGINEERING THE FUTURE
SINCE 1936

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



December, 2023

SHEET 16 OF 19

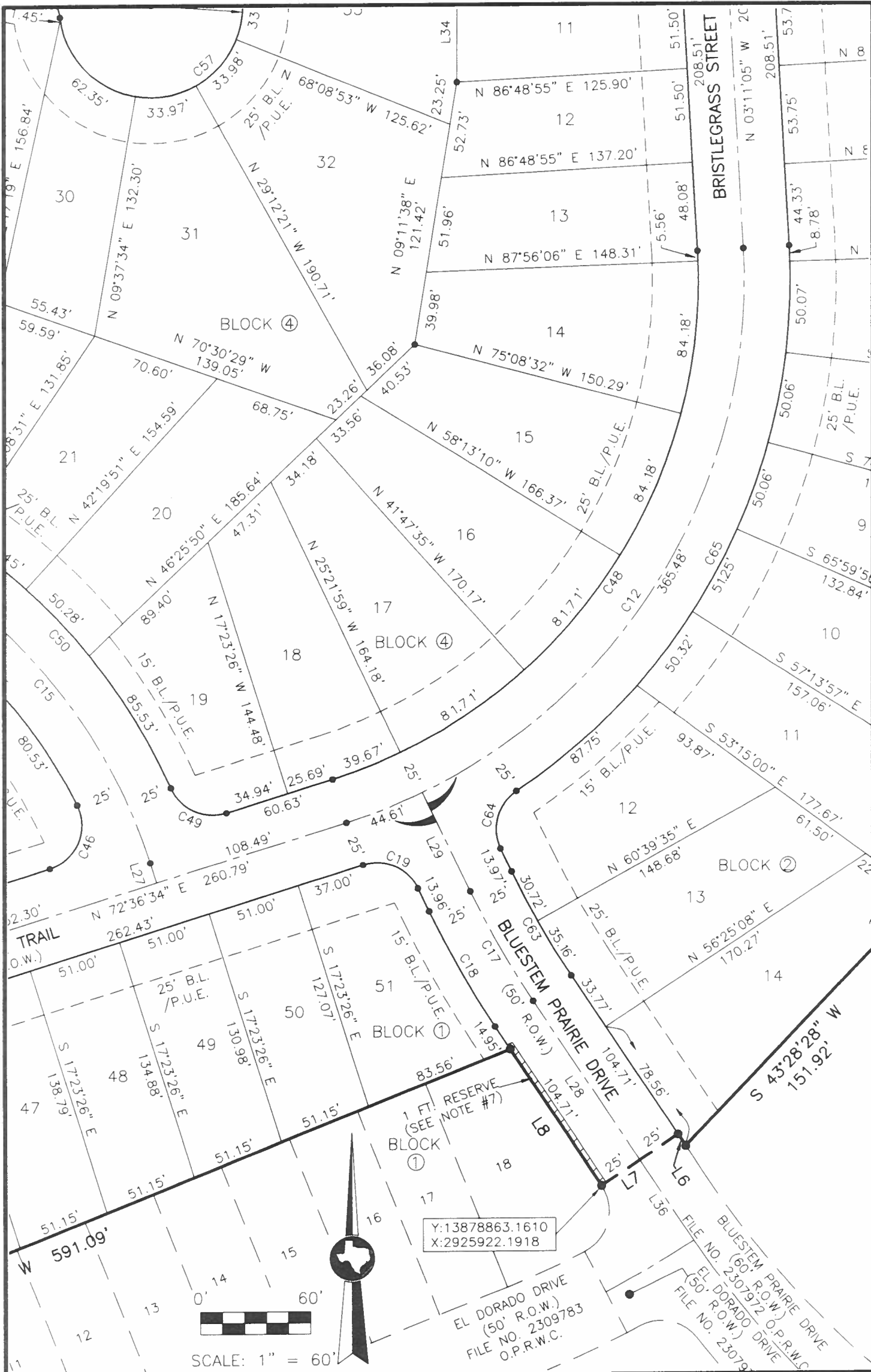
OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 1

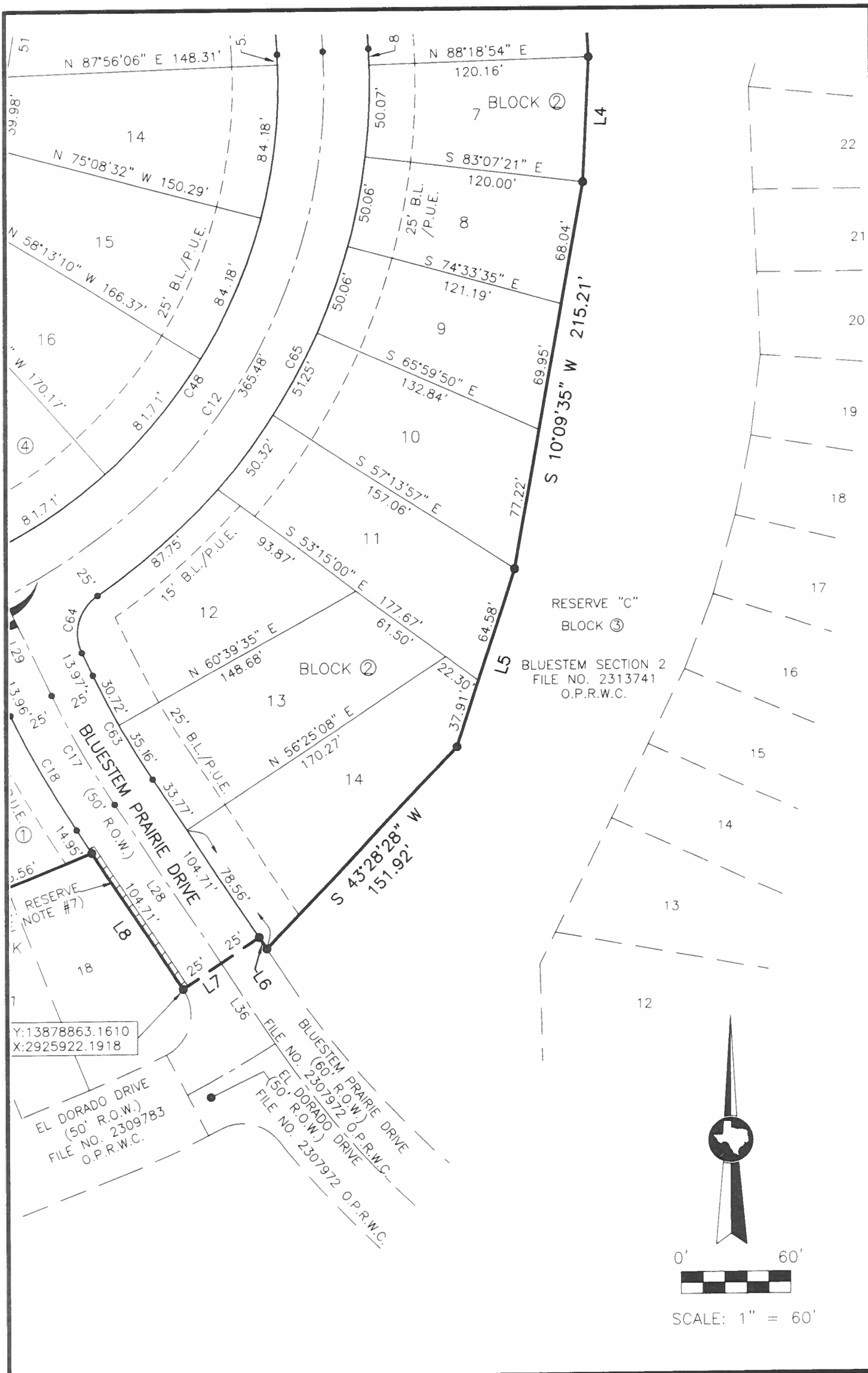


ENGINEERING THE FUTURE
SINCE 1936

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



December, 2023	OWNER: HOU-BLUESTEM 17, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 1	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 17 OF 19				



December, 2023

SHEET 18 OF 19

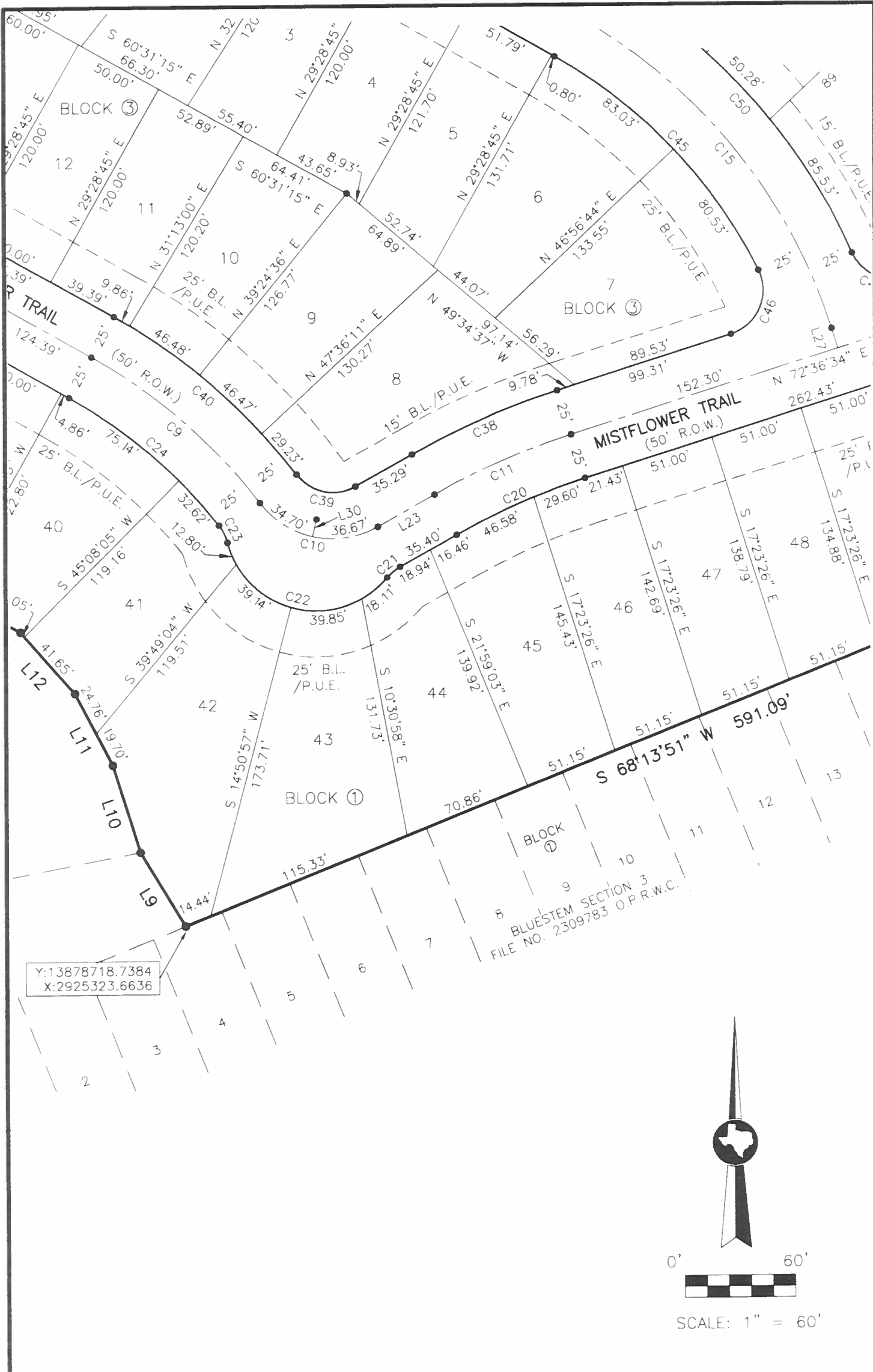
OWNER:
HOU-BLUESTEM 17, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 1



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPES No. 10092300



December, 2023

SHEET 19 OF 19

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

FINAL PLAT OF
BLUESTEM
SECTION 1



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