

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Williams Landing

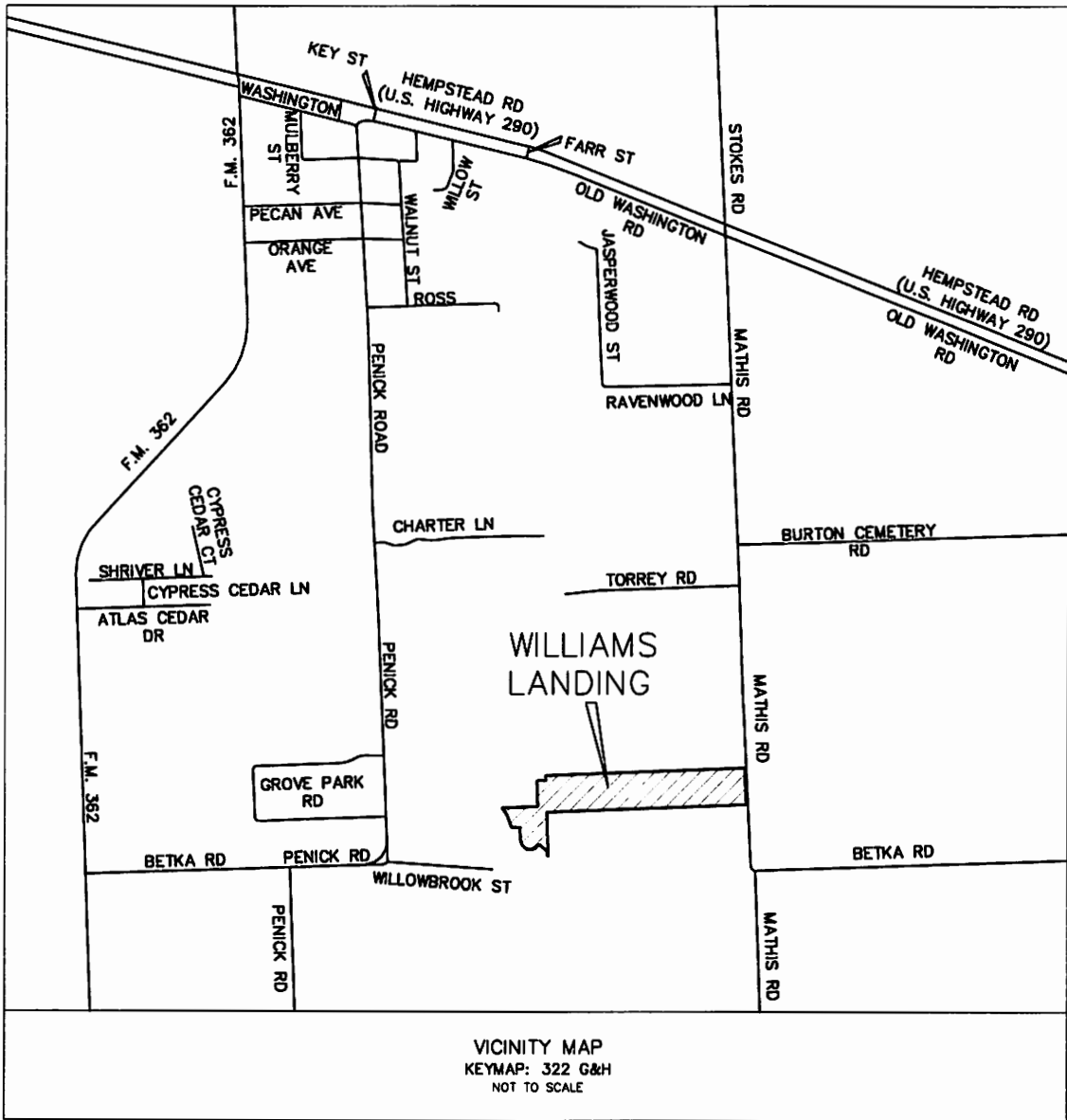
Date: June 12, 2024

Background

Final Plat of Williams Landing Subdivision which consists of 55.924 acres will include 191 Lots, 7 Blocks and 13 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF WILLIAMS LANDING

A SUBDIVISION OF 55.924 ACRES OF LAND LOCATED IN
THE R. HARVEY SURVEY A-141,
THE J. GIBBONS SURVEY, A-133, WALLER COUNTY,
AND THE J. GIBBONS SURVEY, A-286, HARRIS COUNTY, TEXAS

DATE: MAY, 2024 SCALE: 1" = 100'

191 LOTS 7 BLOCKS 13 RESERVES

PURPOSE OF PLAT:
TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES



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TBPE No. F-17637
Justin R. Ring, P.E. - JRing@OdysseyEG.com

MILLER SURVEY

DCCM

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OWNER/DEVELOPER
STARLIGHT HOMES TEXAS L.L.C.
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STATE OF TEXAS
COUNTY OF WALLER

WE, STARLIGHT HOMES TEXAS L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHRIS CHEW, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF STARLIGHT HOMES TEXAS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MANAGER, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF WILLIAMS LANDING, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, 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 DIP-STYLE 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 STARLIGHT HOMES TEXAS L.L.C., A DELAWARE 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.

IN TESTIMONY WHEREOF, STARLIGHT HOMES TEXAS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHRIS CHEW, AUTHORIZED REPRESENTATIVE, THIS 23RD DAY OF MAY, 2024.

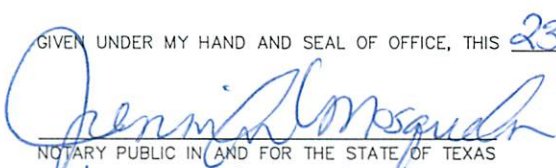
STARLIGHT HOMES TEXAS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY


CHRIS CHEW
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF May, 2024.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Jennifer Mosqueda
(PRINT NAME)
MY COMMISSION EXPIRES: 06/21/2026



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I, JOHN MARK OTTO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (SOUTH CENTRAL) ZONE.

John Mark Otto 05-23-2024
JOHN MARK OTTO, R.P.L.S.
TEXAS REGISTRATION No. 6672
OTTO@MILLERSURVEY.COM



I, J. ROSS McCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

DATE _____ J. ROSS McCALL, P.E.
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2024 A.D.

JUDGE 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

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 _____, 2024, A.D. AT _____ O'CLOCK _____ M, IN FILE # _____ 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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H:\VA JOB FOLDER\1162.00 - 43.7143 AC MATHIS ROAD - WILLIAMS LANDING\PLATTING\4-DRAWINGS\1162-WILLIAMS LANDING_05162024.DWG 5/23/24 John Comerfile

NOTES:

- 1. ONE-FOOT RESERVES DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISIONS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES 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.
- 2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9999287433.
- 3. ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
- 4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN MUST BE BUILT ON PIERS AND 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. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT. IF PIPE LINES DO EXIST WITHIN THE PROPOSED SUBDIVISION, WRITTEN "CROSSING" APPROVALS MUST BE SUBMITTED FROM EACH OWNER.
- 6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
- 7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
- 8. PURPOSE OF PLAT: TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES. ALL LOTS AND RESERVES TO DRAIN INTO R.O.W. WITH CURB AND GUTTER.
- 9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 10. THIS PROJECT IS WITHIN WALLER COUNTY AND HARRIS COUNTY.
- 11. LOTS 2-14, BLOCK 1, LOTS 2-26, BLOCK 2, AND LOTS 2-8, BLOCK 3 HAVE REFERENCE RODS INDICATED WITH A (●) SET 100- FEET FROM THEIR FRONT PROPERTY LINE. THE FOLLOWING LOTS HAVE REFERENCE RODS SET ALONG THEIR RESPECTIVE SIDE STREET R.O.W., BEGINNING AT THE POINT OF CURVATURE THE FOLLOWING DISTANCES:
 - LOT 1, BLOCK 1: 75 FEET
 - LOT 1, BLOCK 2: 75 FEET
 - LOT 27, BLOCK 2: 75 FEET
 - LOT 1, BLOCK 3: 75 FEET

T.B.M. INFORMATION:

PROJECT BENCHMARK: HCFCO RM No. 110870 (STREAM No. K166-00-00)
BEING A ALUMINUM ROD STAMPED "110870" IN SLEEVE WITH CAPPED CASING. TO REACH THE BENCHMARK START FROM THE INTERSECTION OF US 290 AND FM 362, SOUTH ALONG FM 362 3.5 MILES TO BETKA. EAST ALONG BETKA, WHICH BECOMES WILLOW BROOK, 1.3 MILES TO DEAD END AND THE BENCHMARK ON THE RIGHT..
ELEVATION = 215.48' NAVD88, 2001 ADJUSTMENT, GEOID99

TEMPORARY BENCHMARK (TBM) "A":
BEING AN BOX CUT WITH AN "X" CUT ON TOP OF A 24-INCH RCP ON THE NORTH SIDE OF ENTRANCE TO SUBJECT TRACT BEING +/- 1,300 FEET NORTH FROM THE INTERSECTION OF MATHIS ROAD AND BETKA RD ON THE WEST SIDE OF MATHIS ROAD. PLOTTED HEREON
ELEVATION = 239.49' NAVD88, 2001 ADJUSTMENT, GEOID99

TEMPORARY BENCHMARK (TBM) "B":
BEING AN BOX CUT IN CONCRETE ON THE NORTHEAST FOOTING OF ELECTRIC TOWER No. 07058. PLOTTED HEREON
ELEVATION = 214.78' NAVD88, 2001 ADJUSTMENT, GEOID99

ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 2001 ADJUSTMENT, GEOID99.



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FIELD NOTES FOR 55.924 ACRES

BEING A TRACT OF LAND CONTAINING 55.924 ACRES (2,436,041 SQUARE FEET) LOCATED IN THE R. HARVEY SURVEY, ABSTRACT NUMBER NO. 141, AND THE J. GIBBONS SURVEY, ABSTRACT NO. 133 IN WALLER COUNTY TEXAS, AND THE J. GIBBONS SURVEY, ABSTRACT NUMBER NO. 286 IN HARRIS COUNTY, TEXAS; SAID 55.924 ACRE TRACT BEING ALL OF A CALLED 10.000 ACRE TRACT 1, AND ALL OF A CALLED 45.924 ACRE TRACT 2, RECORDED IN THE NAME OF CW-WILLIAMS LANDING, LLC, UNDER WALLER COUNTY CLERK'S FILE, (W.C.C.F.) NO. 2202507, AND HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2022-111870; SAID 55.924 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF BLOCK 4 OF WILLOWBROOK SUBDIVISION, SECTION 1, A SUBDIVISION OF RECORD IN VOL. 347, PG. 280 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAME BEING THE SOUTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND RECORDED IN THE NAME OF STEPHEN R. HARRIS, UNDER W.C.C.F. NO. 2015001457;

THENCE, WITH THE LINE COMMON TO SAID SECTION 1 AND SAID 15.00 ACRE TRACT, NORTH 02 DEGREES 12 MINUTES 04 SECONDS WEST, AT A DISTANCE OF 55.68 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF BETKA ROAD (100 FEET WIDE PER SAID SECTION 1), AT A DISTANCE OF 156.23 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BETKA ROAD, AND CONTINUE IN ALL A TOTAL DISTANCE OF 408.31 FEET TO A POINT IN THE CENTERLINE OF MOUND CREEK, FOR THE SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINES OF SAID SECTION 1 (CENTERLINE OF MOUND CREEK) AND THE SOUTH LINES OF SAID 10.000 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

1. NORTH 41 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 28.98 FEET TO AN ANGLE POINT;
2. NORTH 00 DEGREES 05 MINUTES 37 SECONDS EAST, A DISTANCE OF 59.85 FEET TO AN ANGLE POINT;
3. NORTH 49 DEGREES 53 MINUTES 23 SECONDS WEST, A DISTANCE OF 170.66 FEET TO AN ANGLE POINT;
4. SOUTH 53 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 53.49 FEET TO AN ANGLE POINT;
5. SOUTH 37 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 34.54 FEET TO AN ANGLE POINT;
6. SOUTH 70 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF 56.88 FEET TO AN ANGLE POINT;
7. NORTH 86 DEGREES 39 MINUTES 24 SECONDS WEST, A DISTANCE OF 92.32 FEET TO AN ANGLE POINT;
8. NORTH 51 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 69.61 FEET TO AN ANGLE POINT;
9. NORTH 38 DEGREES 28 MINUTES 28 SECONDS WEST, A DISTANCE OF 36.89 FEET TO AN ANGLE POINT;
10. NORTH 20 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 73.37 FEET TO AN ANGLE POINT FOR THE NORTH CORNER OF LOT 1, BLOCK 3 OF SAID SECTION 1, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND RECORDED IN THE NAME OF ARNESTO SABILLION AND WIFE, MARIA D. CALIX IN VOL. 672, PG. 860 OF THE W.C.D.R., FROM WHICH A FOUND 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3 BEARS SOUTH 72 DEGREES 40 MINUTES 48 SECONDS WEST, A DISTANCE OF 460.64 FEET;

THENCE, WITH THE LINE COMMON TO SAID 5.00 ACRE TRACT AND SAID 10.000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 01 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 220.10 FEET TO AN ANGLE POINT;
2. SOUTH 88 DEGREES 08 MINUTES 26 SECONDS WEST, A DISTANCE OF 138.51 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID 10.000 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 122.685 ACRE TRACT RECORDED IN THE NAME OF M.A. SOLIMAN, ET. UX., VOL. 467, PG. 901 W.C.D.R.;

THENCE, WITH THE LINE COMMON TO SAID 10.000 ACRE TRACT AND SAID RESIDUE OF A CALLED 122.685 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. NORTH 20 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 217.07 FEET TO AN ANGLE POINT;
2. NORTH 33 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 143.08 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 36.3038 ACRE TRACT RECORDED IN THE NAME OF LESLIE W. LOFTON AND CATHERINE A. LOFTON, VOLUME (VOL.) 670, PAGE (PG.) 885 OF THE W.C.D.R.;

THENCE, WITH THE LINE COMMON TO SAID 10.000 ACRE TRACT AND SAID RESIDUE OF A CALLED 36.3038 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

1. NORTH 88 DEGREES 02 MINUTES 25 SECONDS EAST, A DISTANCE OF 585.02 FEET TO AN ANGLE POINT;
2. NORTH 01 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 421.88 FEET TO AN ANGLE POINT;
3. NORTH 88 DEGREES 02 MINUTES 25 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF SAID 45.924 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT, SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID RESIDUE OF A CALLED 36.3038 ACRE TRACT;

THENCE, WITH THE LINE COMMON TO SAID RESIDUE OF A CALLED 36.3038 ACRE TRACT AND SAID 45.924 ACRE TRACT, NORTH 01 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF A CALLED 37.759 ACRE TRACT OF LAND RECORDED IN THE NAME OF BRANDON J. COTTON, ET.AL. IN H.C.C.F. NO. W570059, FOR THE NORTHWEST CORNER OF SAID 45.924 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID 37.759 ACRE TRACT BEARS NORTH 01 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 697.56 FEET AND FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 07 DEGREES 06 MINUTES WEST, A DISTANCE OF 7.0 FEET;

THENCE, WITH THE SOUTH LINE OF SAID 37.759 ACRE TRACT AND THE SOUTH LINE OF A CALLED 5.7142 ACRE TRACT RECORDED IN THE NAME OF JESUS DURAN IN RP-2016-303676 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), SAME BEING THE NORTH LINE OF SAID 45.924 ACRE TRACT, NORTH 87 DEGREES 45 MINUTES 20 SECONDS EAST, AT A DISTANCE OF 1649.83 FEET PASS A FOUND 2-INCH IRON PIPE AT THE COMMON SOUTH CORNER OF SAID 37.759 ACRE TRACT AND SAID 5.7142 ACRE TRACT, AND CONTINUE FOR A TOTAL DISTANCE OF 3309.87 FEET (CALLED 3297.22 FEET) TO A 5/8-INCH IRON ROD WITH CAP STAMPED MILLER SURVEY FOUND ON THE OCCUPIED WEST RIGHT-OF-WAY (R.O.W.) LINE OF MATHIS ROAD (CALLED 99 FEET WIDE IN VOLUME 17, PAGE 222 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.) AND SHOWN AS 66 FEET WIDE ON THE HARRIS COUNTY ENGINEERING DEPARTMENT R.O.W. MAP NO. 3912, SEC. 1, 1984), AT THE SOUTHEAST CORNER OF SAID 5.7142 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 45.924 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 3/4-INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID 5.7142 ACRE TRACT, BEARS NORTH 02 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 150.00 FEET;

THENCE, WITH THE WEST R.O.W. LINE OF SAID MATHIS ROAD, SAME BEING THE EAST LINE OF SAID 45.924 ACRE TRACT, SOUTH 02 DEGREES 25 MINUTES 47 SECONDS EAST, PASSING AT A DISTANCE OF 603.50 FEET A 1-INCH IRON PIPE FOUND, IN ALL A DISTANCE OF 603.94 FEET TO THE NORTHEAST CORNER OF A CALLED 45.86 ACRE TRACT RECORDED IN THE NAME OF LARETTA RENA CALLAWAY IN H.C.C.F. NO. U998001, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF SAID 45.86 ACRE TRACT BEARS SOUTH 02 DEGREES 31 MINUTES 13 SECONDS EAST, A DISTANCE OF 605.51 FEET;

THENCE, WITH THE LINE COMMON TO SAID 45.86 ACRE TRACT AND SAID 45.924 ACRE TRACT, SOUTH 87 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 3314.83 FEET (CALLED 3297.22 FEET) TO A 5/8-INCH IRON ROD WITH CAP STAMPED MILLER SURVEY SET ON THE EAST LINE OF SAID 10.000 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 45.86 ACRE TRACT FOR THE SOUTHWEST CORNER OF SAID 45.924 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID 45.86 ACRE TRACT AND THE EAST LINE OF SAID 10.000 ACRE TRACT, SOUTH 01 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 604.21 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 45.86 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT;

THENCE, WITH THE LINE COMMON TO SAID 15.00 ACRE TRACT AND SAID 10.000 ACRE TRACT, SOUTH 02 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 118.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.924 ACRES OF LAND.



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RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTIVE RESERVE "A"	LANDSCAPE/OPEN SPACE	0.067 A.C. - 2,923 SQ.FT.
B	RESTRICTIVE RESERVE "B"	LANDSCAPE/OPEN SPACE	0.709 A.C. - 30,881 SQ.FT.
C	RESTRICTIVE RESERVE "C"	DETENTION	7.879 A.C. - 343,222 SQ.FT.
D	RESTRICTIVE RESERVE "D"	DETENTION	4.591 A.C. - 199,971 SQ.FT.
E	RESTRICTIVE RESERVE "E"	WASTE WATER TREATMENT PLANT	0.593 A.C. - 25,822 SQ.FT.
F	RESTRICTIVE RESERVE "F"	PARK SPACE	0.729 A.C. - 31,746 SQ.FT.
G	RESTRICTIVE RESERVE "G"	LANDSCAPE/OPEN SPACE	0.132 A.C. - 5,770 SQ.FT.
H	RESTRICTIVE RESERVE "H"	LANDSCAPE/OPEN SPACE	0.318 A.C. - 13,846 SQ.FT.
I	RESTRICTIVE RESERVE "I"	LANDSCAPE/OPEN SPACE	0.210 A.C. - 9,134 SQ.FT.
J	RESTRICTIVE RESERVE "J"	LANDSCAPE/OPEN SPACE	0.065 A.C. - 2,823 SQ.FT.
K	RESTRICTIVE RESERVE "K"	LANDSCAPE/OPEN SPACE	0.125 A.C. - 5,436 SQ.FT.
L	RESTRICTIVE RESERVE "L"	WATER PLANT	0.836 A.C. - 36,437 SQ.FT.
M	RESTRICTIVE RESERVE "M"	LANDSCAPE/OPEN SPACE	2.121 A.C. - 92,371 SQ.FT.
N	RESTRICTIVE RESERVE "N"	LANDSCAPE/OPEN SPACE	0.030 A.C. - 1,301 SQ.FT.
TOTALS			18.405 A.C. - 801,683 SQ.FT.

LOT FRONTAGE AT B.L. TABLE	
LOT - BLOCK	FRONTAGE AT B.L.
8 - 3	56.20'
9 - 3	57.47'
10 - 3	57.47'
11 - 3	57.47'

LINE TABLE		
Line	Length	Direction
L1	118.89	S02°12'04"E
L2	28.98	N41°01'23"W
L3	59.85	N00°05'37"E
L4	170.66	N49°53'23"W
L5	53.49	S53°05'38"W
L6	34.54	S37°53'36"W
L7	56.88	S70°02'40"W
L8	92.32	N86°39'24"W
L9	69.61	N51°24'21"W
L10	36.89	N38°28'28"W
L11	73.37	N20°01'23"W
L12	138.51	S88°08'26"W
L13	143.08	N33°12'48"W
L14	150.00	N88°02'25"E
L15	82.00	N01°57'35"W
L16	22.84	N02°14'40"W
L17	5.00	N42°45'20"E
L18	28.24	N42°39'46"E
L19	105.00	S02°14'40"E
L20	105.00	S02°14'40"E
L21	105.00	S02°14'40"E
L22	105.00	S02°14'40"E
L24	28.33	S47°20'14"E

LINE TABLE		
Line	Length	Direction
L25	28.24	N42°39'46"E
L26	28.33	S47°20'14"E
L27	50.08	S87°45'20"W
L28	100.00	S02°14'40"E
L29	96.83	N87°45'20"E
L31	1.59	N87°45'20"E
L32	110.00	S02°25'47"E
L33	27.73	S42°39'46"W
L34	130.83	N05°29'54"E
L35	1.47	N87°45'20"E
L36	28.33	S47°20'14"E
L37	190.00	S02°25'47"E
L38	27.69	S42°39'46"W
L39	117.83	N05°33'02"E
L40	114.39	N11°35'46"W
L41	1.44	N87°45'20"E
L42	28.33	S47°20'14"E
L43	103.94	S02°25'47"E
L44	1.35	S87°45'20"W
L45	125.62	N11°37'56"W
L46	123.94	S02°14'40"E
L47	123.94	N02°14'40"W

CURVE TABLE					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	86.39	55.00	90°00'00"	S47°14'40"E	77.78
C2	39.27	25.00	90°00'00"	S47°14'40"E	35.36
C3	39.27	25.00	90°00'00"	N42°45'20"E	35.36
C4	39.27	25.00	90°00'00"	S47°14'40"E	35.36
C5	39.27	25.00	90°00'00"	N42°45'20"E	35.36
C6	15.26	25.00	34°58'55"	S74°45'12"E	15.03
C7	328.96	70.00	269°15'35"	S11°53'32"E	99.63
C8	62.95	25.00	144°16'40"	N74°23'00"W	47.59
C10	16.67	25.00	38°12'41"	N16°51'41"E	16.37
C11	203.32	70.00	166°25'22"	S47°14'40"E	139.02
C12	16.67	25.00	38°12'41"	S68°39'00"W	16.37
C13	39.27	25.00	90°00'00"	N47°14'40"W	35.36
C14	39.27	25.00	90°00'00"	S42°45'20"W	35.36
C15	39.27	25.00	90°00'00"	N47°14'40"W	35.36
C16	39.27	25.00	90°00'00"	S42°45'20"W	35.36
C17	39.27	25.00	90°00'00"	S47°14'40"E	35.36
C18	39.27	25.00	90°00'00"	S42°45'20"W	35.36
C19	39.27	25.00	90°00'00"	N47°14'40"W	35.36
C20	39.27	25.00	90°00'00"	N42°45'20"E	35.36
C21	39.27	25.00	90°00'00"	S47°14'40"E	35.36
C22	39.27	25.00	90°00'00"	S42°45'20"W	35.36

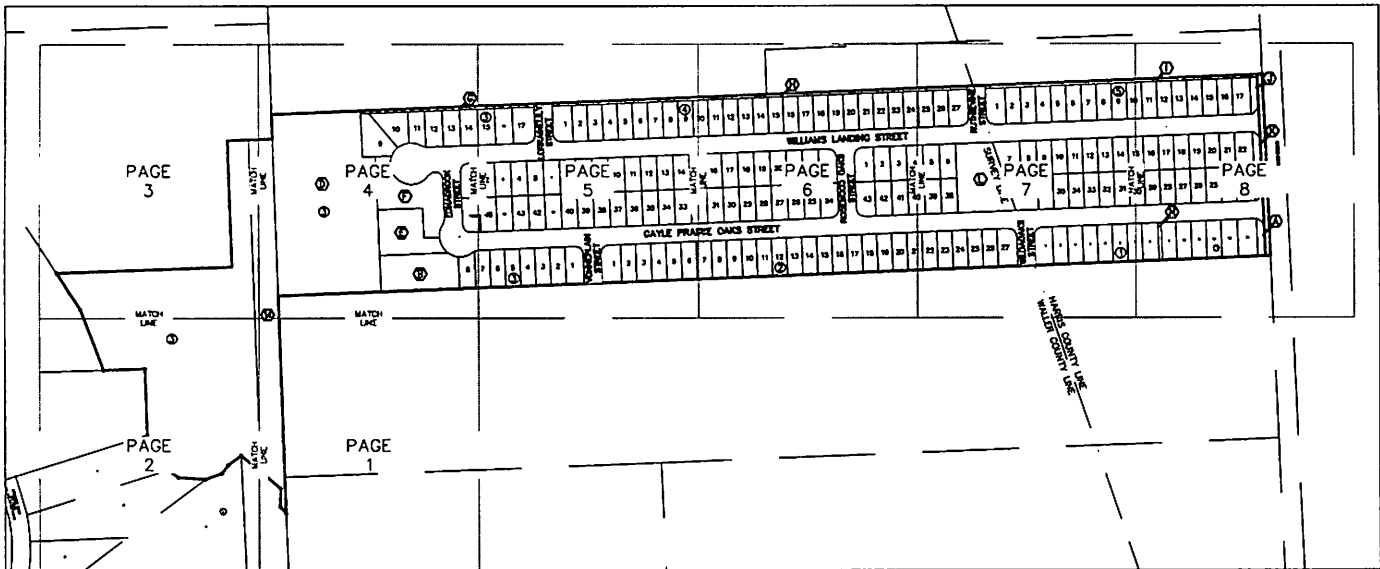


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LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORD
- H.C.M.R. = HARRIS COUNTY MAP RECORD
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.C.C.F. = EASTING COORDINATE
- W.C.D.R. = NORTHING COORDINATE
- W.C.M.R. = WALLER COUNTY CLERK'S FILE
- X = WALLER COUNTY DEED RECORDS
- Y = WALLER COUNTY MAP RECORDS
- = STREET NAME CHANGE
- = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = BENCHMARK

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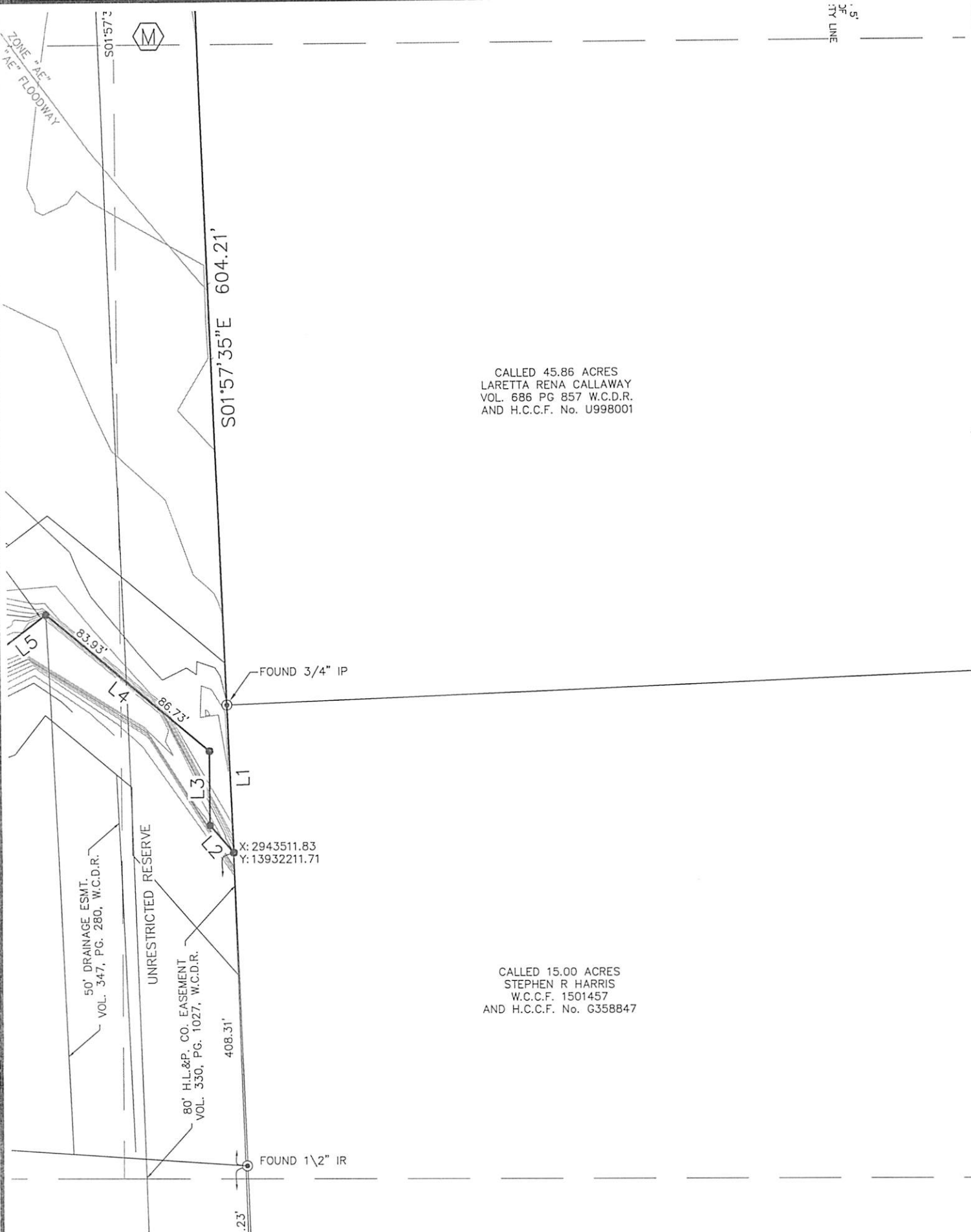
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H:\A JOB FOLDER\4162.00 - 45.7143 AC MATHIS ROAD - WILLIAMS LANDING\4162-WILLIAMS LANDING\PLATTING\4-DRAWINGS\4162-Williams Landing\4162-Williams Landing.dwg 5/23/24 John Cornelia



CALLED 45.86 ACRES
LARETTA RENA CALLAWAY
VOL. 686 PG 857 W.C.D.R.
AND H.C.C.F. No. U998001

CALLED 15.00 ACRES
STEPHEN R HARRIS
W.C.C.F. 1501457
AND H.C.C.F. No. G358847



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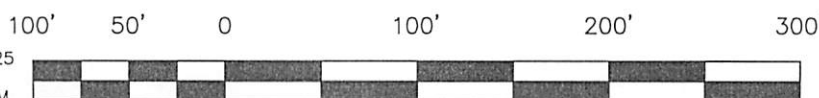
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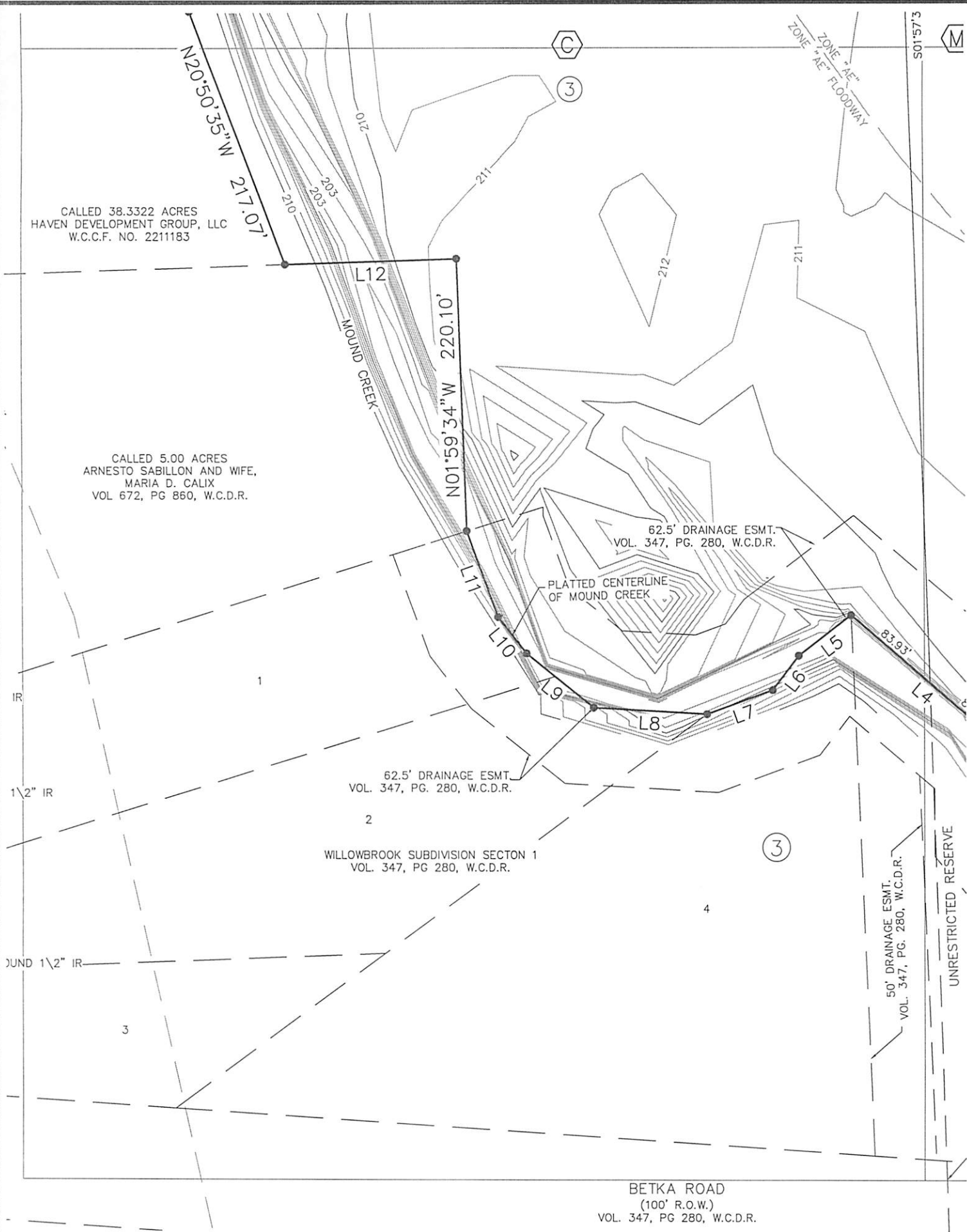


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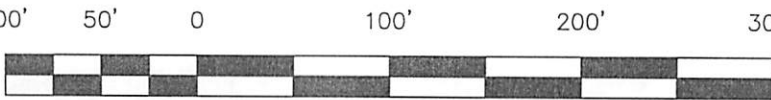
SCALE IN FEET
1" = 100'

H:\A JOB FOLDER\4162.00 - 45.7143 AC MATHIS ROAD - WILLIAMS LANDING\PLATTING\4-DRAWINGS\4162-WILLIAMS LANDING\DWG 5/24/24 John Comarillo



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SCALE IN FEET
1" = 100'

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CALLED 24.86 ACRES
QAAIM COMMERCIAL LLC,
A TEXAS LIMITED LIABILITY CORPORATION
W.C.C.F. NO. 2213572

R. HARVEY SURVEY, A-141

N88°02'25"E 585.02'

N01°57'35"W 421.88'

X: 2943465.95
Y: 13933537.88

L14

70.00'

80.00'

L15

80' H.L.&P. CO. EASEMENT
VOL. 330, PG. 1027, W.C.D.R.

S01°57'35"E 1104.62'

N01°57'35"W 521.95'

L13

N20°50'35"W

209

208

212

213

214

C

3

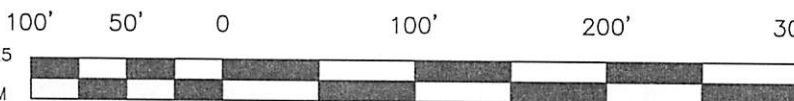
ZONE "AE"
FLOODWAY

M

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SCALE IN FEET
1" = 100'

MILLER SURVEY

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713.413.1900 | millersurvey.com
Brian Wilson, R.P.L.S. - Wilson@millersurvey.com

WILLIAMS LANDING
SHEET 11 OF 16

ADJOINER INFORMATION

LOT	OWNER INFORMATION
1*	CALLED 0.1148 ACRE, VANESSA COLE, W.C.C.F. NO. 2304574
2*	CALLED 0.1148 ACRE, CHESTER UZOMA, W.C.C.F. NO. 2304583
3*	CALLED 0.1148 ACRE, RICO BUOT, W.C.C.F. NO. 2304588
4*	CALLED 0.1148 ACRE, AYESHA SHELTON, W.C.C.F. NO. 2304579
5*	CALLED 0.1148 ACRE, TYLER BROOM, W.C.C.F. NO. 2304576

CALLLED 37.759 ACRES
BRANDON J COTTON ET AL
H.C.C.F. NO. V600167
W.C.C.F. NO. W570059

J. GIBBONS SURVEY, A-133
(WALLER COUNTY)

X: 2943465.95
Y: 13933537.88

L15

L14

80.00'

297.81'

ZONE "AE"
ZONE "X" SHADED

D

3

80' H.L. & P. CO. EASEMENT
VOL. 330, PG. 1027, W.C.D.R.

N01°57'35"W 521.95'

216

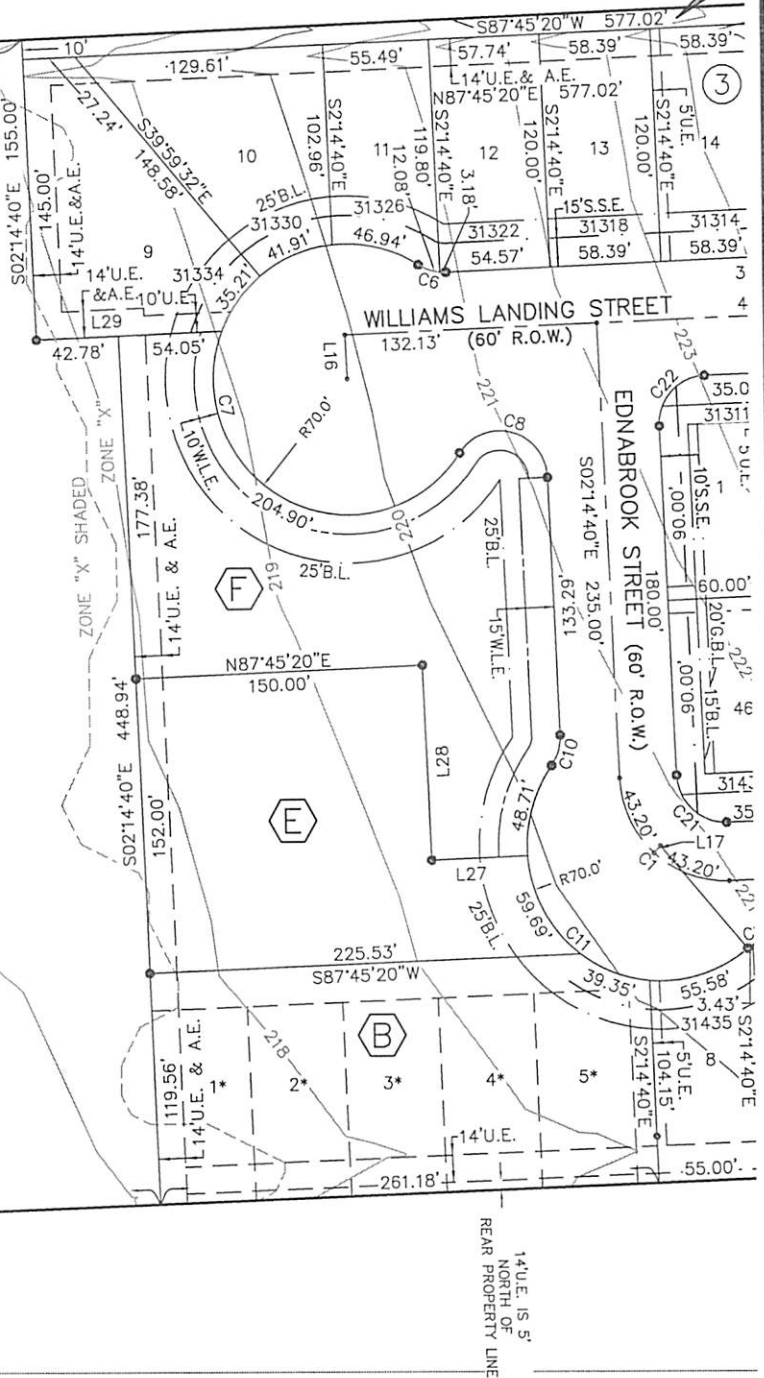
217

215

S01°57'35"E 1104.62'

M

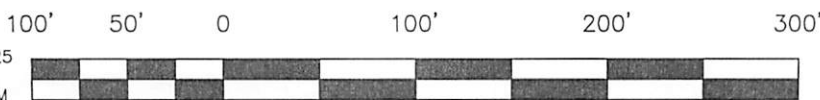
343.59'



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SCALE IN FEET
1" = 100'

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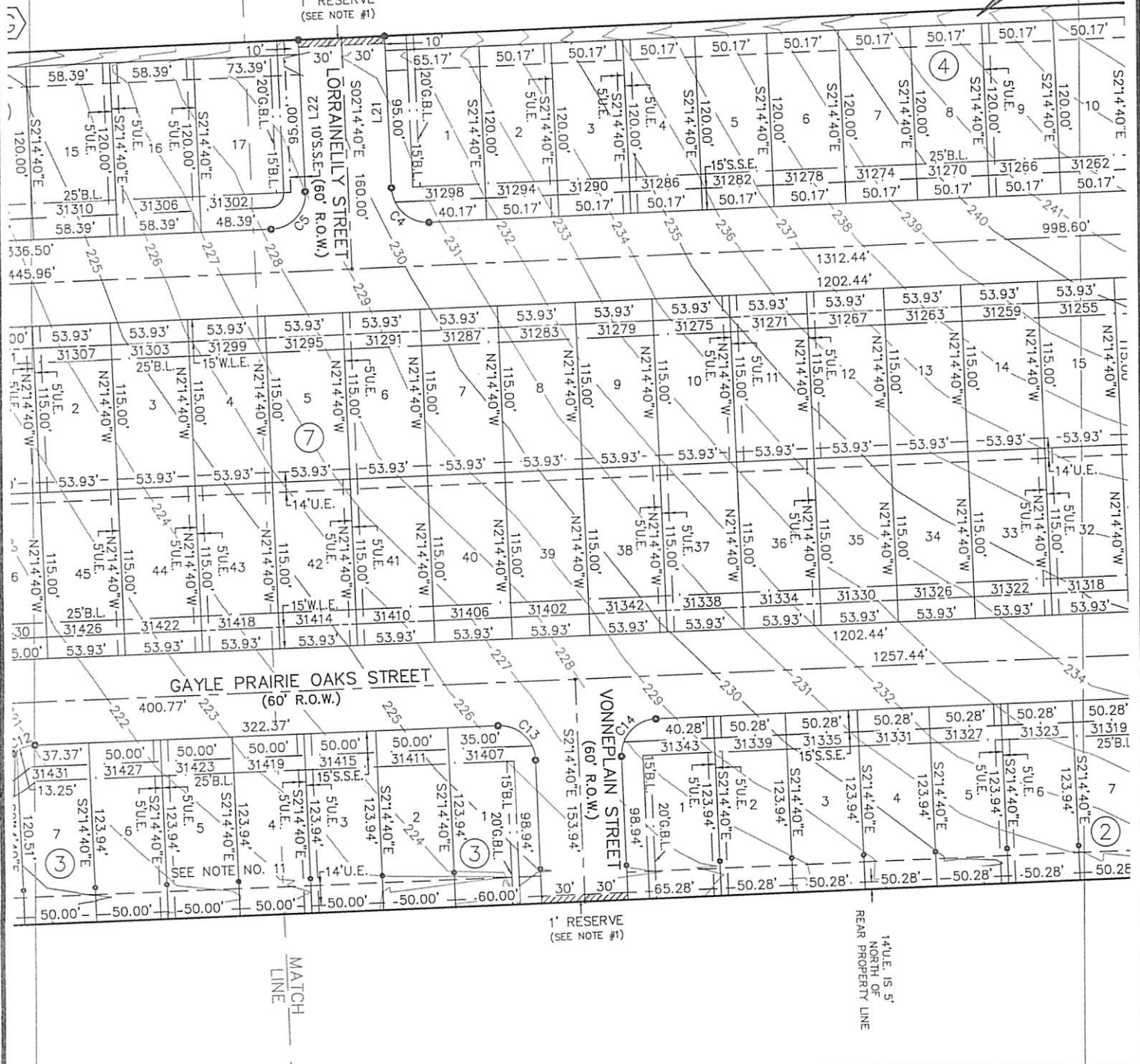
WILLIAMS LANDING
SHEET 12 OF 16

CALLED 37.759 ACRES
BRANDON J COTTON ET AL
H.C.C.F. NO. V600167
W.C.C.F. No. W570059

MATCH
LINE

1' RESERVE
(SEE NOTE #1)

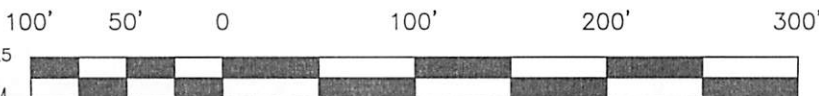
H



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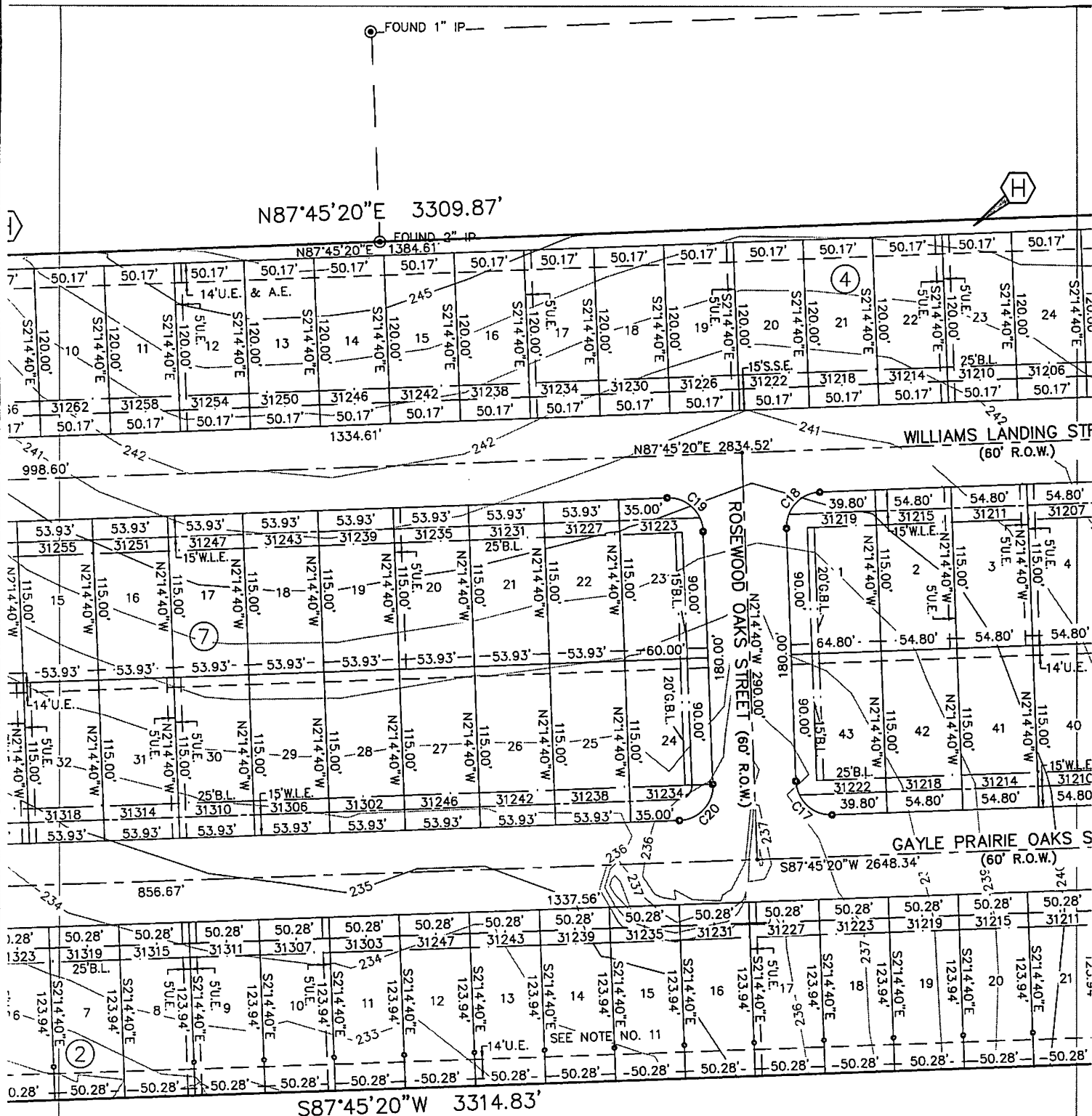
SCALE IN FEET
1" = 100'

MILLER SURVEY

DCCM

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WILLIAMS LANDING
SHEET 13 OF 16

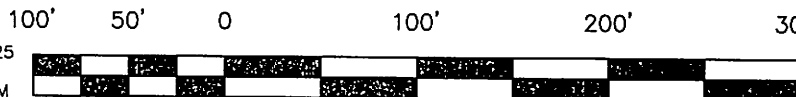


CALLED 45.86 ACRES
LARETTA RENA CALLAWAY
H.C.C.F. No. U998001
VOL. 686, PG. 857, W.C.D.R.



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SCALE IN FEET
1" = 100'

MILLER SURVEY

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713.413.1900 | millersurvey.com
Brian Wilson, R.P.L.S. - Wilson@millersurvey.com

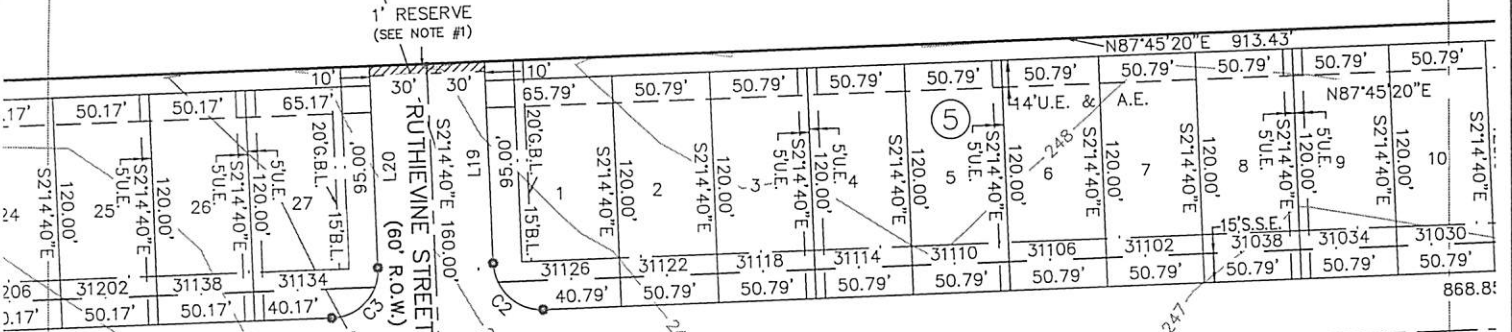
WILLIAMS LANDING
SHEET 14 OF 16

SURVEY
LINE

CALLED 5.7142 ACRES
JESUS DURAN
H.C.C.F. NO. RP-2016-303676,

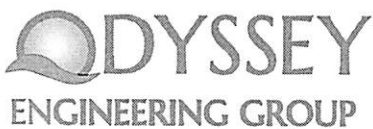
J. GIBBONS SURVEY, A-286
(HARRIS COUNTY)

1' RESERVE
(SEE NOTE #1)



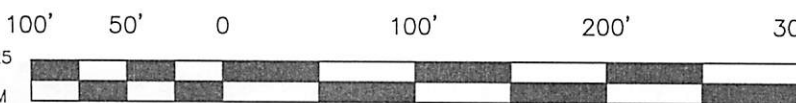
J. GIBBONS SURVEY, A-133
(WALLER COUNTY)

WALLER
COUNTY
LINE



2500 Tanglewilde, Suite 300
Houston, Texas 77063
t: 281-306-0240 | www.odysseyeg.com
TBPE No. F-17637
Justin R. Ring, P.E. - JRing@OdysseyEG.com

OWNER/DEVELOPER
STARLIGHT HOMES TEXAS L.L.C.
4920 WESTWAY PARK BLVD, SUITE 125
HOUSTON TEXAS 77041
JUNIOUS.WILLIAMS@ASHTONWOODS.COM

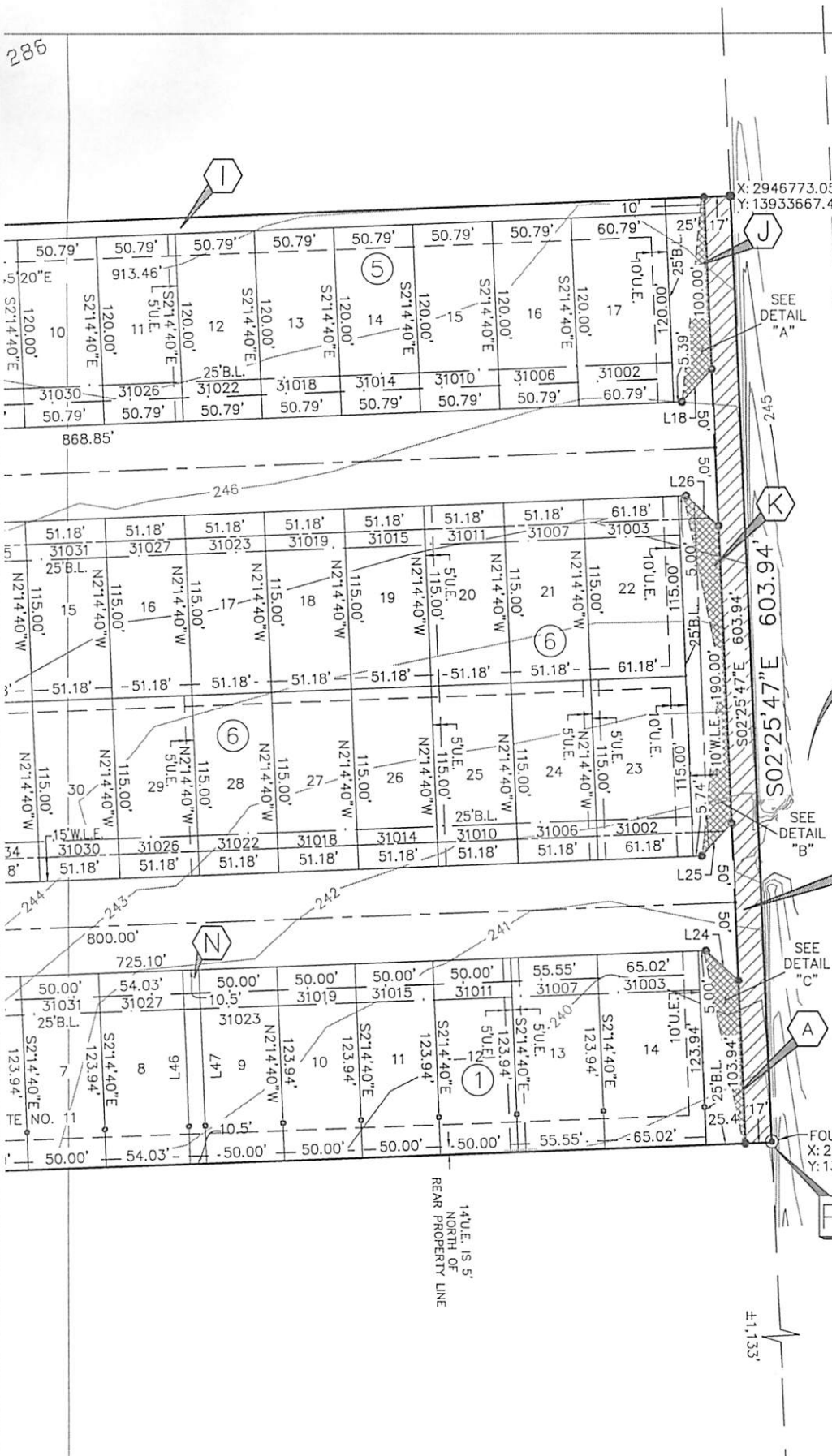


SCALE IN FEET
1" = 100'

MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com
Brian Wilson, R.P.L.S. - Wilson@millersurvey.com



MATHIS ROAD
CALLED (66' R.O.W.)
HARRIS CO. ENG. DEPT. DWG.
No. 3912 SEC. 1 1984
CALLED (99' R.O.W.)
VOL. 17, PG. 222, H.C.D.R.

HARRIS COUNTY SCHOOL LAND
SECTION 17
VOL. 17, PG. 222, H.C.D.R.

THIS 0.2357 ACRES
(10,267 SQ.FT.) IS
HEREBY DEDICATED TO
THE PUBLIC FOR
RIGHT-OF-WAY
PURPOSES.

CALLED 80.00 ACRES
NINA LOU NEATHERLIN, ET AL
H.C.C.F. No. D981496

BETKA ROAD
VOL. 17, PG. 222, H.C.D.R.

FOUND CONC. MONUMENT



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MILLER SURVEY



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