

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Mirabella Drive Phase 1

Date: October 29, 2025

Background

Final Plat of Mirabella Drive Phase 1 which consists of 18.45 acres in Precinct 3.

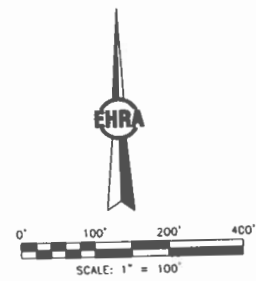
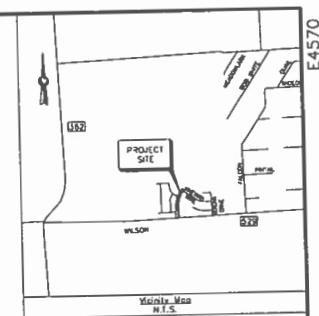
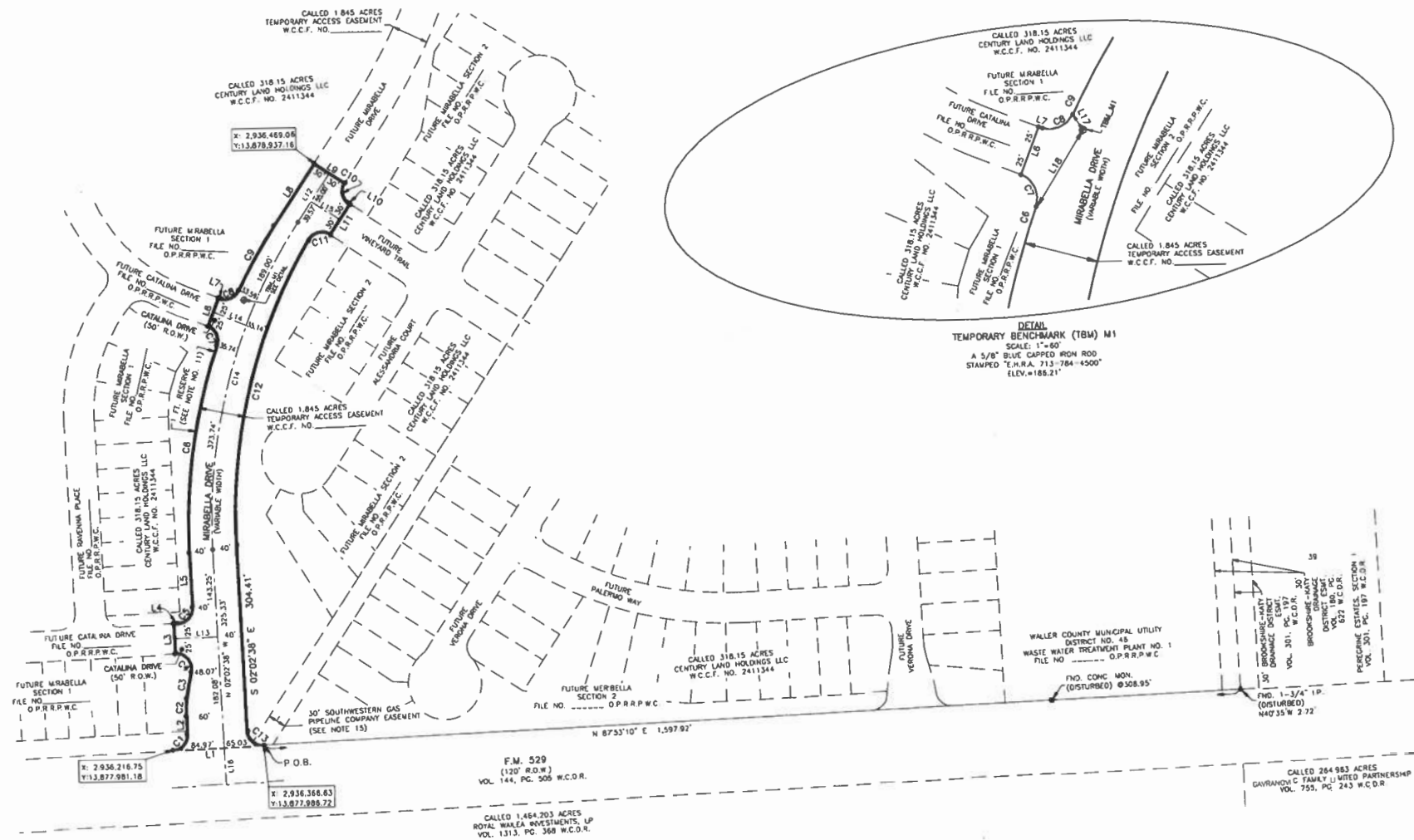
Staff Recommendation

Approve Plat and accept Construction Bond

JOB NO. 231-060-40
PATH: R:\2023\231-060-40\DRAWING\PLAT\231-060-40_PLAT MIRABELLA DR_1 BY: DATE: 2025-01-07

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.24	35.33	N 47°55'16" E	89°55'47"
C2	200.00	29.91	29.88	N 02°14'28" E	8°34'08"
C3	433.80	42.94	42.92	N 11°00'55" E	5°40'13"
C4	25.00	45.59	39.53	N 39°48'19" W	104°28'39"
C5	25.00	39.22	35.36	N 42°57'22" E	90°00'00"
C6	900.00	344.48	342.39	N 08°55'17" E	21°55'50"
C7	25.00	38.46	34.78	N 24°10'56" W	88°08'18"
C8	25.00	37.38	33.99	N 08°55'02" E	85°39'49"
C9	900.00	120.88	120.79	N 29°55'59" E	7°41'45"
C10	25.00	39.23	35.36	S 11°13'08" E	90°00'00"
C11	25.00	40.48	36.20	S 77°23'54" W	92°45'44"
C12	900.00	519.30	512.13	S 14°29'10" W	33°03'35"
C13	25.00	39.30	35.38	S 47°04'44" E	90°04'12"
C14	900.00	582.74	553.61	N 15°52'07" E	35°49'30"

LINK TABLE		
LINE	BEARING	DISTANCE
L1	S 87°53'10" W	150.00
L2	N 02°02'38" W	29.32
L3	N 02°02'38" W	50.00
L4	N 87°57'22" E	7.27
L5	N 02°02'38" W	89.10
L6	N 21°44'58" E	50.00
L7	S 88°15'04" E	2.16
L8	N 33°46'52" E	121.35
L9	S 56°13'08" E	60.00
L10	S 56°13'08" E	1.02
L11	N 33°46'52" W	60.00
L12	N 33°46'52" E	94.57
L13	S 87°57'22" W	72.27
L14	N 88°15'04" W	28.44
L15	N 56°13'08" W	56.02
L16	S 02°06'50" E	60.00
L17	S 32°03'37" E	18.10
L18	S 32°10'31" W	87.72



**FINAL PLAT OF
MIRABELLA DRIVE PHASE 1**
BEING A SUBDIVISION OF 1.845 ACRES OUT OF
THE H&T.C. R.R. CO. SURVEY, SEC. 51, A-143
IN WALLER COUNTY, TEXAS.

OWNER
CENTURY LAND
HOLDINGS OF TEXAS, LLC,
A COLORADO LIMITED LIABILITY COMPANY
333 CYPRESS RUN, SUITE 200
HOUSTON, TEXAS 77094
(713)222-7000

JANUARY, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

STATE OF TEXAS |
COUNTY OF WALLER |

We, Century Land Holdings of Texas, LLC, a Colorado limited liability company, owner of the property subdivided in the above map of the MIRABELLA DRIVE PHASE 1, make subdivision of the property, according to the lines, streets, 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 said easements, our heirs, successors and assigns, to export 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 jurisdiction as follows:

- That disposal of sewage liquids into roads, streets, ways, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
- All stock animals, horses, and land shall be fenced in and not allowed to run at large in the subdivision.
- 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 quarter (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 works, although diply's 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 Century Land Holdings of Texas, LLC, a Colorado 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 _____ day of _____, 2024.

OWNER
Century Land Holdings of Texas, LLC,
a Colorado limited liability company

By: _____
Louis Trapagno, Vice President of Land
Century Land Holdings of Texas, LLC, a Colorado limited liability company

STATE OF TEXAS |
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Louis Trapagno, Vice President of Land of Century Land Holdings of Texas, LLC, a Colorado 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 _____ day of _____,

Notary Public in and for the State of Texas
My Commission expires: _____

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

Corbett "Trey" J. Duhan II
County Judge

John A. Amster
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorf
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.

I, Debrae Hoken, 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 of said county.

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

Debrae Hoken
Clerk of the County Court
Waller County, Texas

By: Deputy

JOB NO. 231-060-40

PATH: R:\2023\231-060-40\DRAW\ACT\PLAT\231-060-40\PLAT MIRABELLA DR_1 BY:---- DATE:2025-01-07

FIELD DESCRIPTION

FIELD NOTES of a 1.845 acre tract of land situated in the H&T.C. RR. Company Survey, Section 51, Township No. 14S, Waller County, Texas; said 1.845 acre tract of land being out of and a part of a dated 318.15 acre tract of land as conveyed to Century Land Holdings of Texas, LLC, and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2411346; said 1.845 acre tract of land being more particularly described by meter 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 Oetum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990335.

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said 318.15 acre tract, the Southwest corner of lot 39, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.) and being in the Northerly right-of-way line of F.M. 529 (120 feet wide) from which a found 1-3/4 inch disturbed iron pipe bears N 40°35'27" W, 2.72 feet.

THENCE S 87°53'10" W along the South line of said 318.15 acre tract and the North right-of-way line of said F.M. 529, at a distance of 308.95 feet pass a found concrete monument, continue a total distance of 1,597.92 feet to the Southwest corner of the tract of land and the POINT OF BEGINNING.

1) THENCE S 87°53'10" W along the South line of this tract of land, the South line of said 318.15 acre tract and the North right-of-way line of said F.M. 529 a distance of 150.00 feet to the Southwest corner of the tract of land, being in the arc of a non-tangent curve to the left.

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

2) Along said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°55'48", an arc length of 39.24 feet and a chord bearing N 42°55'18" E, a distance of 55.33 feet to the point of tangency.

3) N 02°02'38" W, a distance of 29.32 feet to a point of curvature to the right.

4) Along said curve to the right having a radius of 200.00 feet, a central angle of 08°34'08", an arc length of 29.91 feet and a chord bearing N 02°14'26" E, a distance of 29.88 feet to a point of compound curvature to the right.

5) Along said compound curve to the right having a radius of 433.90 feet, a central angle of 09°40'13", an arc length of 42.84 feet and a chord bearing N 11°00'55" E, a distance of 42.82 feet to a point of reverse curvature.

6) Along said reverse curve to the left having a radius of 25.00 feet, a central angle of 104°28'39", an arc length of 45.59 feet and a chord bearing N 39°48'19" W, a distance of 39.53 feet to a point of corner.

7) N 02°02'38" W, a distance of 50.00 feet to a point of corner.

8) N 87°57'22" E, a distance of 7.27 feet to a point of curvature to the left.

9) Along 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 N 42°57'22" E, a distance of 55.38 feet.

10) N 02°02'38" W, a distance of 89.10 feet to a point of curvature to the right.

11) Along said curve to the right having a radius of 900.00 feet, a central angle of 21°53'50", an arc length of 344.48 feet and a chord bearing N 08°55'17" E, a distance of 342.39 feet to a point of reverse curvature.

12) Along said reverse curve to the left having a radius of 25.00 feet, a central angle of 88°08'16", an arc length of 38.46 feet and a chord bearing N 24°10'56" W, a distance of 34.78 feet to a point of corner.

13) N 21°44'56" E, a distance of 50.00 feet to a point of corner.

14) S 68°15'04" E, a distance of 2.18 feet to a point of curvature to the left.

15) Along said curve to the left having a radius of 25.00 feet, a central angle of 85°39'49", an arc length of 37.38 feet and a chord bearing N 68°55'02" E, a distance of 33.89 feet to a point of reverse curvature.

16) Along said reverse curve to the right having a radius of 900.00 feet, a central angle of 07°41'45", an arc length of 120.88 feet and a chord bearing N 29°55'59" E, a distance of 120.78 feet to the point of tangency.

17) N 33°46'52" E, a distance of 121.35 feet to the Northeast corner of this tract of land.

18) THENCE S 58°13'08" E, along the North line of this tract of land a distance of 60.00 feet to the Northeast corner of this tract of land, being in the arc of a non-tangent curve to the left.

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

19) Along 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 S 11°13'08" E, a distance of 55.36 feet to a point of corner.

20) S 58°13'08" E, a distance of 1.02 feet to a point of corner.

21) S 33°46'52" W, a distance of 80.00 feet to a point of corner, being in the arc of a non-tangent curve to the left.

22) Along said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 07°45'54", an arc length of 40.48 feet and a chord bearing S 77°23'34" W, a distance of 36.20 feet to a point of compound curvature.

23) Along said compound curve to the left having a radius of 900.00 feet, a central angle of 37°03'35", an arc length of 519.30 feet and a chord bearing S 14°29'10" W, a distance of 512.13 feet to the point of tangency.

24) S 02°02'38" E, a distance of 304.41 feet to a point of curvature to the left.

25) Along said curve to the left having a radius of 25.00 feet, a central angle of 90°04'12", an arc length of 39.30 feet and a chord bearing S 47°04'14" E, a distance of 35.38 feet to the POINT OF BEGINNING, containing said sub boundaries a calculated area of 1.845 acres (80,346 sq. ft.) of land.

This is to certify that I, A. Munroe Kelsey, 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, and 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 the 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. 48473C0350I, dated February 18, 2009 and 48476C0275E, 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. 48473C0350E, dated February 18, 2009 and 48476C0275E, dated February 18, 2009.

A. Munroe Kelsey
Registered Professional Land Surveyor
Texas Registration No. 5550

STATE OF TEXAS |
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsey, 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 _____ day of _____,

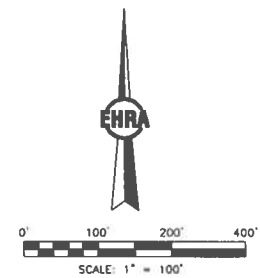
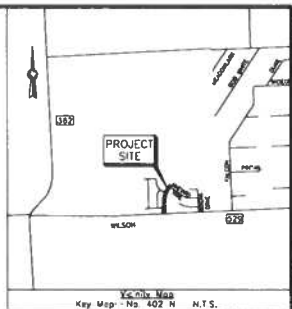
Notary Public in and for the State of Texas
My Commission expires: _____

GENERAL NOTES:

- BL indicates Building Line.
D.C. indicates Drainage Easement
CSM indicates Easement
NO indicates Number
D.P.R.P./M.C. indicates Official Public Records of Real Property Waller County
PG indicates Page
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
VOL indicates Volume
W.C.C.F. indicates Waller County Clerk's File
W.C.D.R. indicates Waller County Deed Records
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990335
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- All lot corners, easement and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actively 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.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009 and 48473C0275E, dated February 18, 2009, the subject property appears to be within designated Zone X1, 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 Engineer, Kinross, Rues and Associates, Inc.
- A subdivision variance has been approved to allow a minimum centerline radius for a local street of 200 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.
- A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on March 20, 2024.
- A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.
- A subdivision variance has been approved to allow a minimum lot width of 40 feet and compensating open space shall be provided for all lots smaller than 5,000 square feet by Waller County Commissioners Court on March 20, 2024.
- A subdivision variance has been approved to allow cut-in-de-pos to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on March 20, 2024.
- A subdivision variance has been approved to allow a minimum right-of-way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on March 20, 2024.
- The property subdivided in the foregoing plat lies in Waller County, Royal Independent School District, and Brookshire-Katy Drainage District.
- 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 remain in the dedication, his heirs, successors or successors.
- Tract is subject to a 30' Southwestern Gas Company Pipeline Easement as recorded in VOL. 106: PG. 138; VOL. 294: PG. 814, 831, 848; VOL. 295: PG. 531; VOL. 592 : PG. 404; VOL. 828: PG. 754; of the W.C.D.R.
- The Proposed Land use for MIRABELLA DRIVE PHASE 1 shall consist of right-of-way.

OWNER'S RESPONSIBILITIES:

- 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.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- No 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 connect:
 - For a subdivision of fewer than 50 houses, 2,500 gallons of storage;
 - For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 3,000 gallons of storage.
- 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.
- 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 existing or protecting the streets.
- 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.
- 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.
- 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 Century Land Holdings of Texas LLC, a limited liability Colorado company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- Include certification that the subdivision has complied with the requirements of Section 232.032 and that:
 - The water quality and connections to the lots meet, or will meet, the minimum state standards;
 - sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.



FINAL PLAT OF MIRABELLA DRIVE PHASE 1

BEING A SUBDIVISION OF 1.845 ACRES OUT OF
THE H&T.C. RR. CO. SURVEY, SEC. 51, A-143
IN WALLER COUNTY, TEXAS.

OWNER

CENTURY LAND
HOLDINGS OF TEXAS, LLC,
A COLORADO LIMITED LIABILITY COMPANY
333 CYPRESS RUN, SUITE 200
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JANUARY, 2025



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TBPLS No. 10092300

SHEET 1 OF 2

E4570